

52 Broomfield Crescent

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Stunning double-upper with four bedrooms, a drive for off-road parking and gorgeous gardens



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Superb opportunity to secure a home of merit, a credit to its current owners, this extended, double upper is offered in immaculate condition. Contemporary colour scheme, modern kitchen and bathroom and luxurious carpets all add to the quality feel.

THE LOUNGE



The main door opens to an internal, carpeted, staircase leading to the first floor. The lounge offers a garden aspect, excellent storage, and a door to the kitchen. The kitchen offers storage at both floor and wall height, is plumbed for a washing machine, and there is a free-standing cooker. The dining room could be utilised as bedroom four if required although this is a fantastic place to sit with the family for meals.

THE KITCHEN



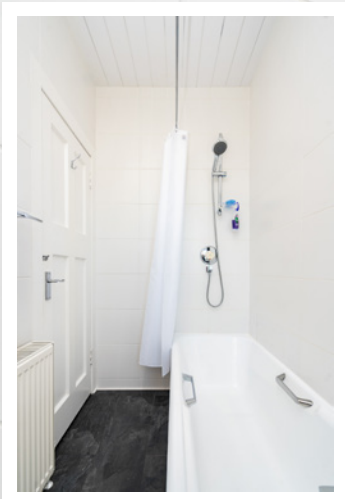
THE DINING ROOM





The main bedroom is located on this floor and benefits from built-in wardrobes. The family bathroom is stylish and comprises a white bathroom suite with a vanity wash hand basin and storage, toilet, bath and a shower over the bath. On the second floor are two generously proportioned bedrooms with ample room for a desk etc.

THE BATHROOM



BEDROOM 1



BEDROOM 2

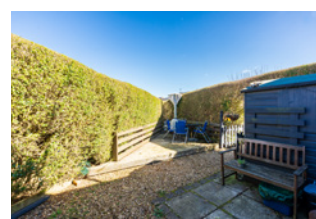


BEDROOM 3

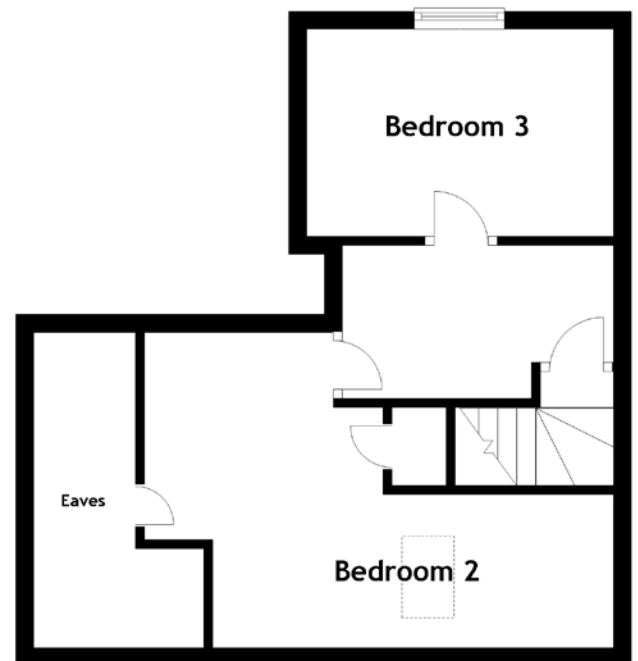
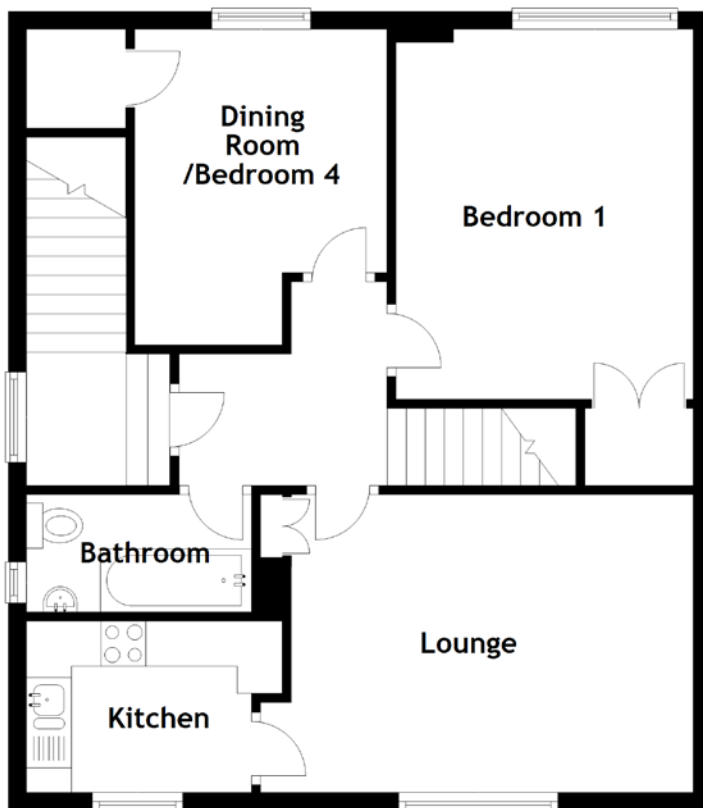


Externally there are neat, private and enclosed, gardens to both front and side with a gated drive for off-street parking.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

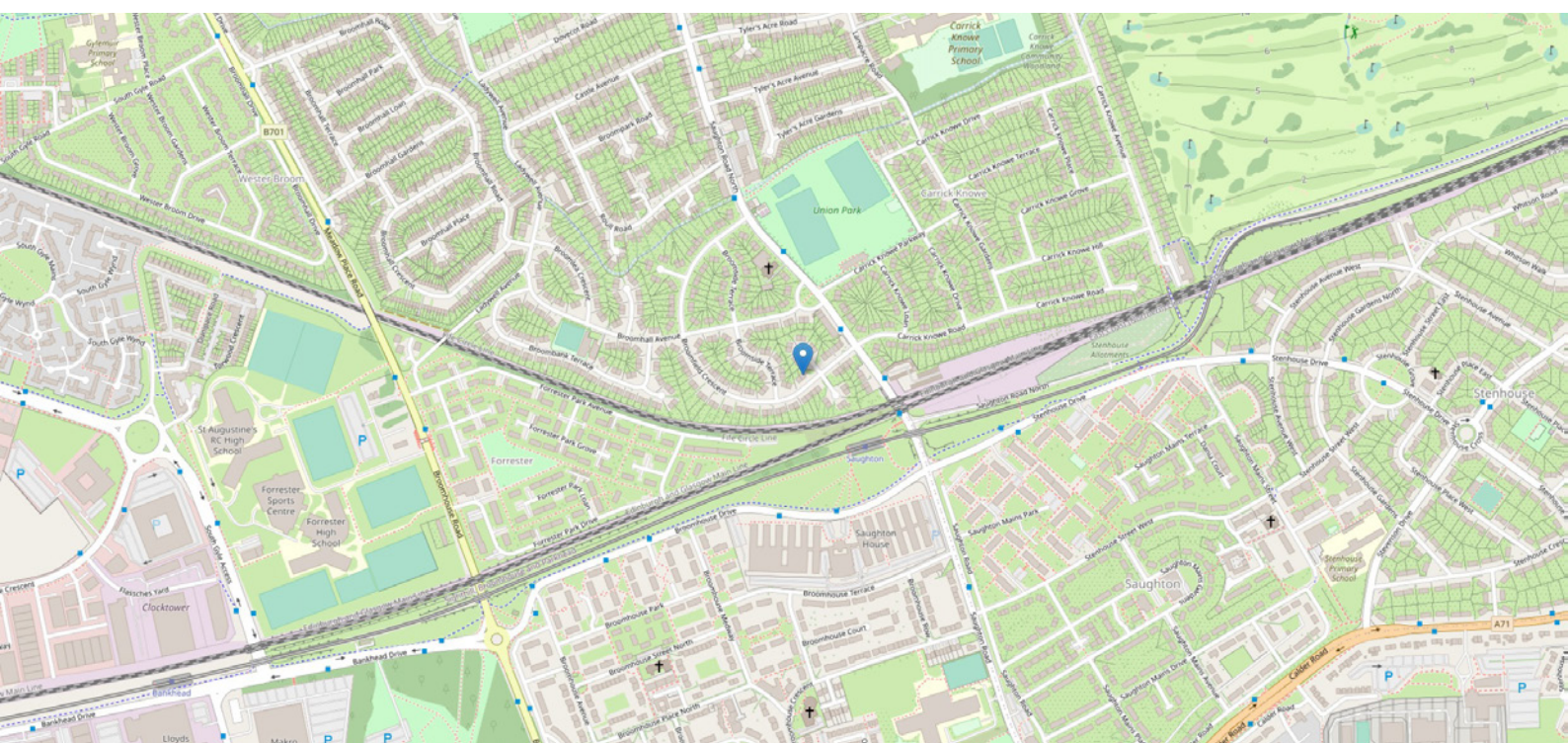


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.30m (10'10")
Kitchen	2.50m (8'2") x 1.90m (6'3")
Dining Room / Bedroom 4	3.50m (11'6") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.30m (4'3")

Bedroom 1	4.10m (13'5") x 3.30m (10'10")
Bedroom 2	5.20m (17'1") x 3.50m (11'6")
Bedroom 3	3.40m (11'2") x 2.30m (7'6")

Gross internal floor area (m²): 89m²
EPC Rating: D



THE LOCATION

This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few and here you will find everything for all your monthly requirements.





Corstorphine high street is always improving and attracting new businesses and offers many great eateries and a good selection of bars for those who maybe want a village atmosphere while still having the advantages of being part of the city.

There are excellent bus and tram services a few minutes from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within a short drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property along with a wide range of recreational facilities.



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