



109 Broomhouse Crescent Edinburgh, EH11 3RG

Offers Over £155,000

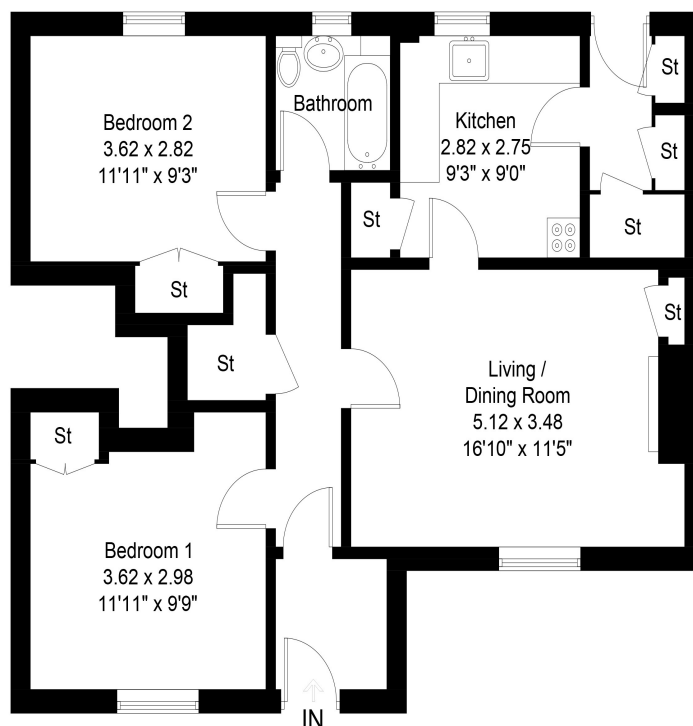
Viewings: Please call 07588 290 929

A Spacious End-of-Terrace Lower Villa With Front & Rear Private Gardens, Perfectly Situated For Accessing Schools, Shopping & Transport Links

- Living- Dining Room
- 2- Double Bedrooms
- Spacious Kitchen
- Bathroom
- Vestibule & Front + Rear Halls
- Super Integral Storage
- Gas Central Heating
- Double Glazing
- Private Gardens Front & Rear
- Front Space For Two Cars



109 Broomhouse Crescent



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

The Accommodation

This spacious lower villa occupies an excellent end-of terrace position and enjoys an open outlook across the playing fields of Broomhouse Primary School. The location also offers proximity to major shopping opportunities at Hermiston Gait and Chesser, whilst being convenient for multiple bus routes along Calder Road. The property benefits from modern gas central heating with a recently installed combi boiler, plus double glazing. Some modernisation is sure to create a highly desirable home and the property is expected to appeal to a wide audience, including young families, couples and downsizers. Early viewing is recommended.

The property is entered via the welcoming and spacious vestibule, then through the second door to the hallway, which includes a full-height cupboard. The front facing living-dining room includes a removable feature fireplace with electric fire and an inbuilt shelved cupboard. The kitchen is accessed from the living-dining room and also provides an exit to the rear garden via a second hall that includes 3 full-height cupboards. The kitchen is spacious enough to house a breakfast table & chairs and features white, fitted base and wall units with tiled splashbacks all round. Additionally, there is further integrated storage. There is an outlook to the garden from the kitchen sink. The electric cooker is included in the sale. There are **two double bedrooms**, each with an integrated wardrobe. The bathroom features white sanitary ware with a jacuzzi style bath. There is wall tiling all round and contrast floor tiling.

Exterior: To the front there is an area of lawn, plus a gravel area that might accommodate up to two cars. To the rear, the **enclosed private garden** combines an area of decking and an area of lawn with a wooden shed.

Energy Rating: D Council Tax Band: A

Broomhouse Area

This popular residential neighbourhood is situated just west of Edinburgh city centre, which can be reached easily by regular buses along Calder Road. There are local shops serving day-to-day needs, whilst major shopping destinations, such as at Hermiston Gait, and the Gyle, are only a short drive away. Surrounding leisure opportunities include the cinema complex at Wester Hailes, plus several gyms and the open green spaces of Sighthill Park and various golf courses. The property is also well positioned for accessing schools (two primary schools across the street) and colleges, including Edinburgh College at Sighthill, plus Napier University. Heriot Watt is readily accessible from here also. Calder Road provides quick access onto the city by-pass and wider motorway network

Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.



Your Personal Professional Property Service

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