



47 Broomhall Crescent, Edinburgh, EH12 7PG

Beautifully Presented, Two Bedroom, Mid-Terrace Home with Garden & Driveway

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Property Description

Beautifully presented, two-bedroom, mid-terrace home, with a garden and a multi-vehicle driveway. Set on a quiet side street in the sought-after Corstorphine area, west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, and a shower room.

Finished in light decor, ready-to-move-in, with a modern kitchen including a full range of integrated appliances, a stylish bathroom, contemporary flooring and lighting, and a fireplace for the lounge. In addition, there is gas central heating, double glazing; and good storage including a semi-converted, fully floored loft space.

Externally, the property benefits from a flexible driveway to the front; whilst a highly maintained enclosed rear garden includes a patio, a lawn, and two store sheds.

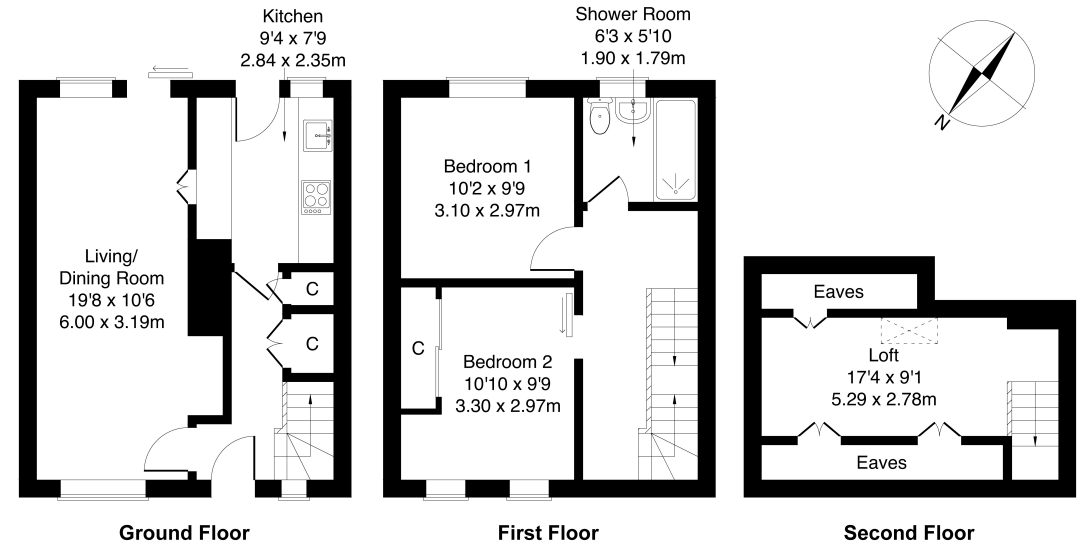
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including convenient understair storage cupboards. A spacious, dual-aspect living room is tastefully finished with light decor, carpeted flooring, two light fittings, an electric fireplace, and patio doors leading to the rear garden, while also offering space for dining. Set to the rear, with another door leading to the garden, a stylish kitchen is fitted with modern units and worktops, a tiled surround, a sink, and a range of integrated appliances including an eye-level double oven, a gas hob, a washing machine, a fridge/freezer and a dishwasher.

On the upper floor, two good-sized bedrooms are similarly well-finished, with light decor, carpeted flooring and pendant light fittings; whilst bedroom two also features a built-in wardrobe with mirrored sliding doors. Set to the rear, the shower room is fitted with a modern suite including a large cubicle with a rainfall showerhead, a panelled splash wall and wood effect flooring. Whilst, completing the accommodation, a further staircase leads to a generous attic space with carpeted flooring, a Velux-style window, central heating, and eaves storage.

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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a sought-after, established residential area with a historic village centre surrounded by many housing types. A west-of-city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with an extensive range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping

centres offer a range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill are found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools at all levels.





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