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21 Broomburn Grove, Carrick Knowe, Edinburgh, EH12 7NN

Beautifully Presented, Three Bedroom, Double-Upper Villa

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Property Description

Beautifully presented, three-bedroom, double-upper villa with private garden and a driveway. Set in a quiet residential cul-de-sac, located in Carrick Knowe, to the west of Edinburgh city centre.

Comprises an entrance stairway, hall, living room, kitchen, dining room, three double bedrooms and a shower room.

Features include fresh neutral décor throughout, uPVC double glazing, gas central heating, a fitted kitchen with appliances and excellent storage provision in the eaves.

Further features include a rear and side garden, mostly laid to lawn with a timber shed and an open summer house; and a private driveway to the front.

The entrance leads to the upper hall which gives access throughout the first floor, and opens into the rear-set living room which features wood effect flooring, plain coving and a central light fitting.

Set off the living room, the kitchen is fitted with contemporary units, wood effect worktops, a tiled surround and a stainless steel sink with drainer. Appliances included an integrated oven, ceramic hob and an extractor hood; and a freestanding washing machine, dishwasher and fridge/freezer.

Set to the front, bedroom one features carpeted flooring, a central light fitting and a built-in cupboard housing the boiler with additional space for storage; whilst with a side aspect window, the shower room is fitted with a modern suite, an electric shower, tiled splash walls and a ladder-style radiator.

To the front, the dining room offers ample space for freestanding furniture and provides access to the second floor with two further bedrooms. Set to opposite aspects, bedrooms two and three are similarly well sized with carpeted flooring, built-in wardrobes for bedroom two and eaves storage for bedroom three.

A 360 Virtual Tour is available online.

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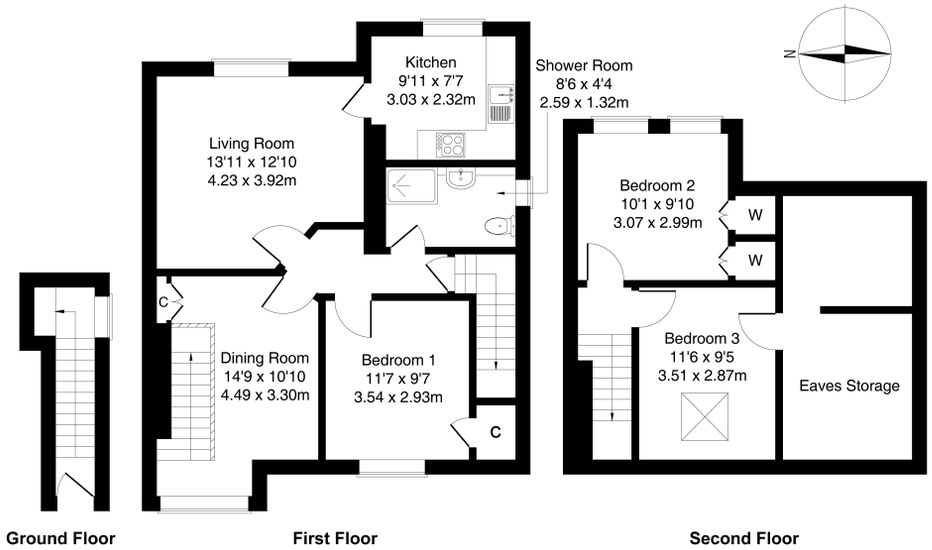
Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



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

Area Description

Carrick Knowe, which lies just to the south of Corstorphine, is an established residential area with an excellent range of social and recreational facilities. There is local shopping throughout with nearby St. John's Road offering a range of amenities, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping centres offer a more extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include Juvenate Health & Leisure at Leonardo Edinburgh Murrayfield, David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and Glasgow, and a range of highly-regarded nurseries and schools through all levels.

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