



# Property Description

Beautifully presented, two-bedroom, end-terrace house with a private driveway and gardens. The property is set on a quiet residential street and is located in popular Corstorphine, to the west of Edinburgh city centre.

Comprises: an entrance vestibule, hall, living/dining room with open-plan kitchen, two double bedrooms, and a bathroom.

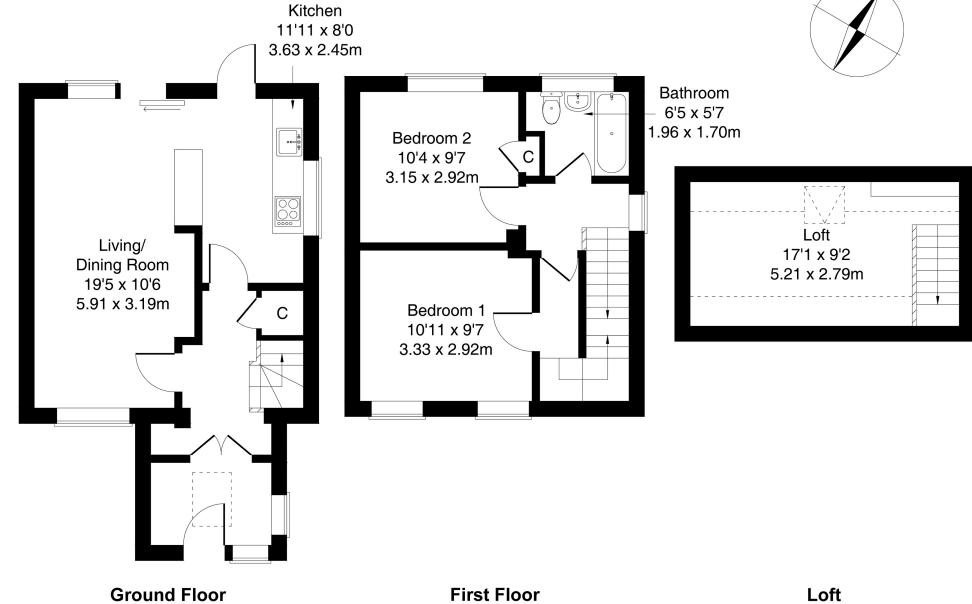
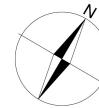
Features include gas central heating, uPVC double glazing, TV and telephone points, and excellent integrated storage including in the sizeable loft and second floor eaves. Externally, the property benefits from an easily maintained private rear garden with a lawn and deck, whilst there is a lawn and gravelled drive to the front.

The bright entrance vestibule leads via French doors into the main hall which has laminate flooring, carpeted stairs leading up to the landing, and a cupboard under the stairs housing a washing machine.

The dual-aspect living/dining room features laminate flooring, a sliding patio door leading out to the rear deck, and offers space for both lounge and dining furniture. Open-plan to the dining area, with a single patio door leading outside, the stylish kitchen is fitted with modern units, solid oak worktops, a ceramic sink and a breakfast bar. Appliances include an integrated induction hob, double electric oven, dishwasher and a freestanding fridge/freezer.

Upstairs, front-set bedroom one features carpeted flooring, a freestanding wardrobe, spot lighting and has ample space for additional freestanding furniture, whilst bedroom two, similarly-sized, includes carpeted flooring and overlooks the rear garden. The well-appointed bathroom is fitted with a contemporary, white three-piece suite with a mains mixer shower over the bath and tiled walls. On the second floor, a spacious loft offers plenty of useful storage space, and includes power, lighting, carpeted flooring, and a velux window.

**mov<sup>8</sup>** 8 Broomhall Crescent, Corstorphine, Edinburgh EH12 7PF  
Estate Agents and Solicitors Approximate Gross Internal Area: (900 sq ft - 83 sq m.)



Ground Floor

First Floor

Loft

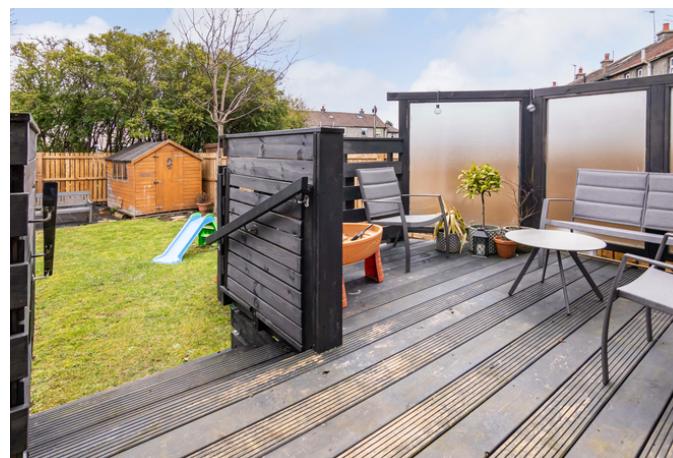
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Corstorphine is a sought-after, established residential area with a historic village centre surrounded by an extensive range of 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 a 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 an

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 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 through all levels.





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208  
[sales@mov8realestate.com](mailto:sales@mov8realestate.com)  
[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

