



68 Broomhall Avenue, Broomhall, Edinburgh, EH12 7NL
OFFERS OVER £185,000



MONARCH
LEGAL



This attractive main door upper villa with a garden to the rear, is pleasantly situated within Carrick Knowe, close to excellent local amenities and transport links.

The accommodation comprises; stairs leading to a welcoming entrance hallway, generously proportioned and bright lounge with lovely wooden flooring overlooks the rear. The lounge leads through to a bright, modern white fitted kitchen, two generous double bedrooms with built-in storage cupboards, and a stylish bathroom with three-piece suite and shower over bath.



There is a good-sized, well-maintained garden, with a private section at the bottom located to the rear of the property, the shed will also be included in the sale.

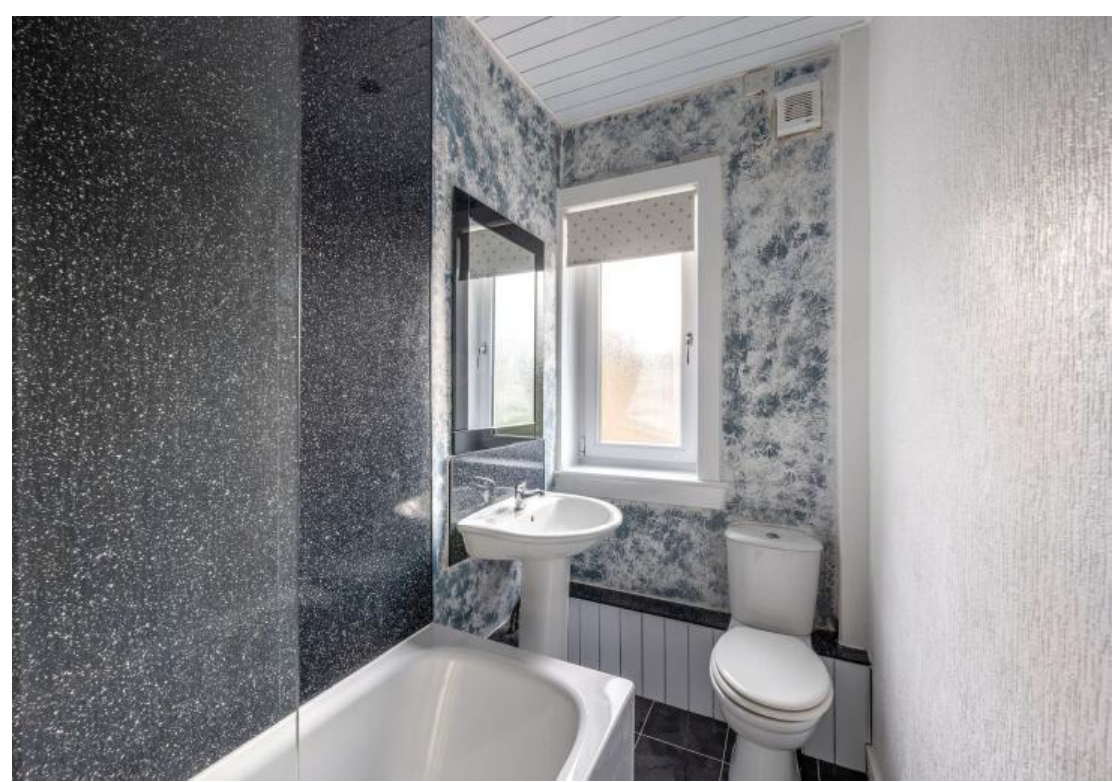
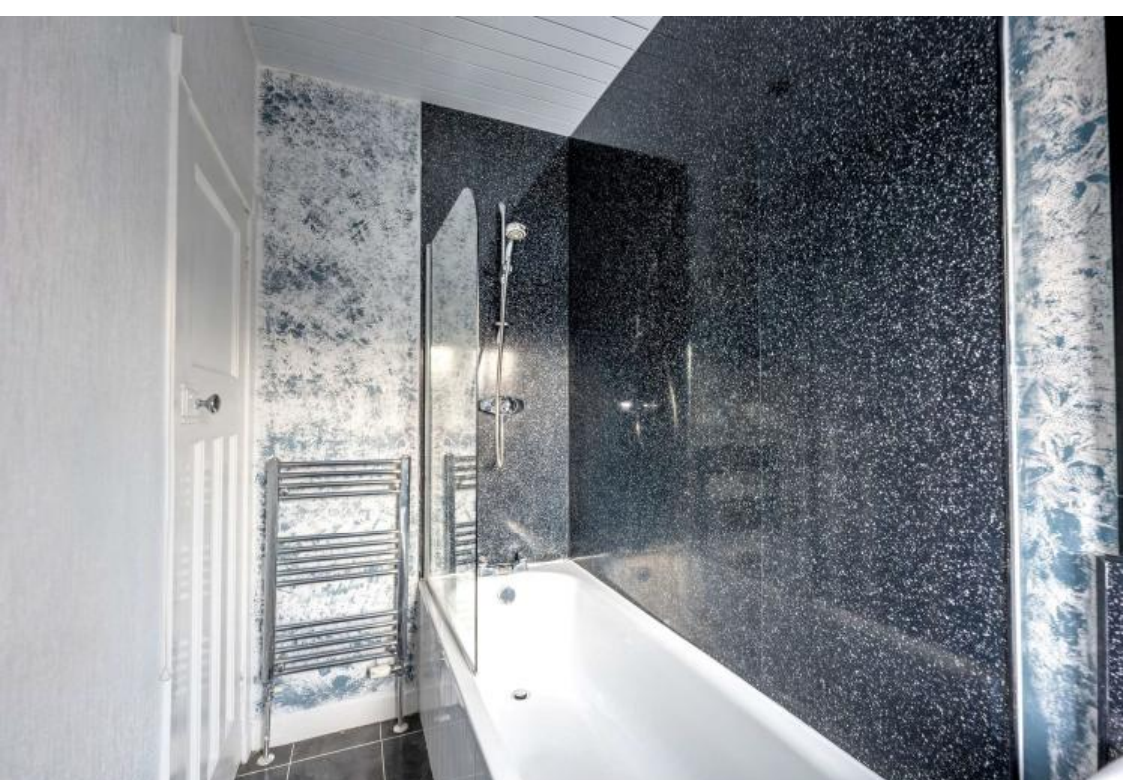
There is also a private drive with space for two vehicles and off-street parking around the property.

Further benefits include gas central heating and double glazing.



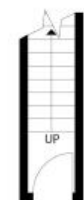
MONARCH
LEGAL





MONARCH
LEGAL

Carrick Knowe is a popular residential area to the west of Edinburgh city centre, mere minutes from Corstorphine. The area is well served with a range of shops and amenities on nearby St John's Road including shops, takeaways and pubs, along with a large 24hr Tesco Supermarket. The nearby Gyle Shopping Centre & Hermiston Gait Retail Park offer a larger range of high street names and further supermarket offerings. There are several family-friendly public parks and Corstorphine Hill can be found in the area, whilst leisure facilities include David Lloyd Club, 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 for all areas. The property is also a 7-minute walk to Saughton tram stop.



GROUND FLOOR



FIRST FLOOR

68 BROOMHALL AVENUE, BROOMHALL EDINBURGH EH12 7NL
NOT TO SCALE FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 679 SQ FT / 63 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.