



3 Broomhall Crescent, Corstorphine, Edinburgh, EH12 7PG

2 BEDROOM | 1 BATH | EPC D

A fantastic opportunity to acquire this charming 2 bedroom mid terraced property lying in the sought after residential area of Corstorphine in the west of Edinburgh. Now in need of some modernisation, the property benefits from good sized rooms, double glazing and central heating.

### Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well connected residential area. The area enjoys great transport links, making commuting by car or public transport convenient. The property is a short distance from traditional high street shops with large retail outlets such as a 24 hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops and various eateries. David Lloyd offers gym and swimming, various racket sports courts. The area also benefits from its own rugby, football and cricket clubs as well as local golf courses.

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.



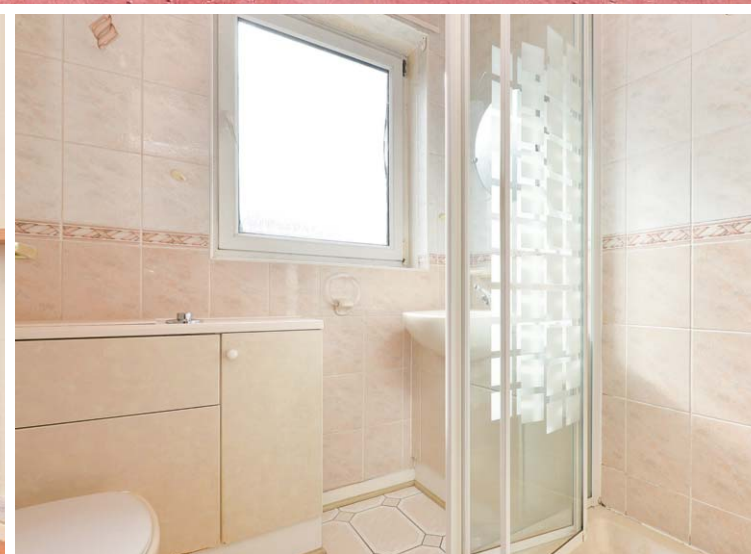


### Accommodation

- Entrance hall with under stair storage space and cupboard with fitted shelving within
- Two double bedrooms with large fitted wardrobes
- Good sized lounge with windows facing both the rear and front gardens and coal effect fire place
- Good sized kitchen leading to back garden with ample storage and worktop space
- Good sized bathroom with 2 piece white and large shower cubicle with thermostatic shower
- Fitted carpets, tiles or vinyl throughout
- Gas central heating and double glazing throughout
- Unrestricted on street parking
- Ample front and rear garden with rear garden benefiting from a large wooden shed

### Extras

Fridge/freezer, washing machine, gas hob, fitted microwave/oven and extractor hood



# ALLINGHAM & CO

traditional values | modern practice

## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

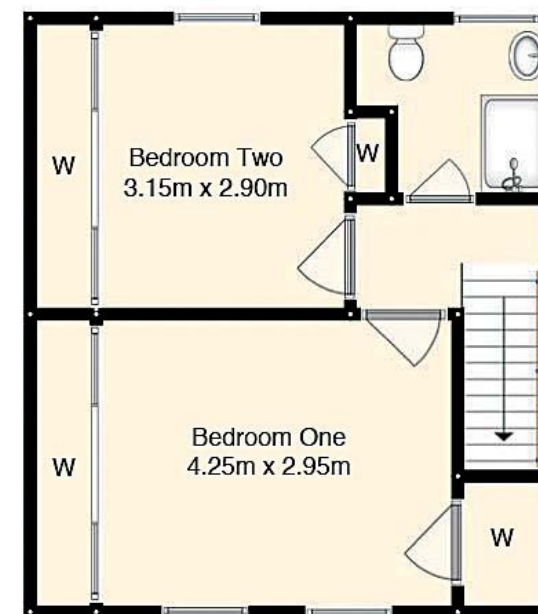
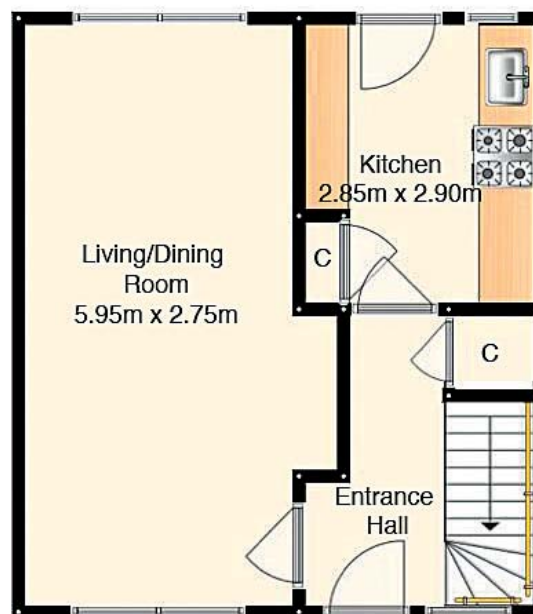
Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
60.3m<sup>2</sup>

