



Offers Over

£175,000

75 Broomfield Crescent

Carrick Knowe | Edinburgh | EH12 7LU

A well presented two bedroom upper villa situated in the popular residential area of Carrick Knowe. The property offers comfortable accommodation and benefits from a private garden with a garden pod, providing useful additional space. Ideally located for a range of local amenities, green spaces and transport links, this is an appealing home in an established residential setting.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Private garden
-  On street parking
-  EPC rating – C
-  Council tax band - C



Description

Accessed via its own main door, stairs lead to the first floor and a naturally lit entrance hallway. The bright south facing lounge/dining room enjoys a leafy outlook and has the modern fitted kitchen off, which features a range of wall and base units with co-ordinated worktops. Bedroom one has a storage cupboard, while bedroom two has a bay window, with a useful adjoining study which could also be used as a dressing room. Completing the accommodation is the bathroom, fitted with a crisp white suite, heated towel rail and shower over the bath. There is also an attic with a Ramsay ladder, offering potential for conversion subject to the necessary planning consents. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer, washing machine, garden pod and sheds. The wardrobe and chest of drawers in bedroom one can also be included.

Gardens and Parking

There are gardens to the side and rear, with a decked area providing a pleasant space for outdoor dining and enjoying the garden. Two sheds offer useful storage, one of which benefits from power and lighting, while an insulated garden pod with power, lighting and WiFi provides a versatile space for home working or as a private retreat. There is also a shared drying green and unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

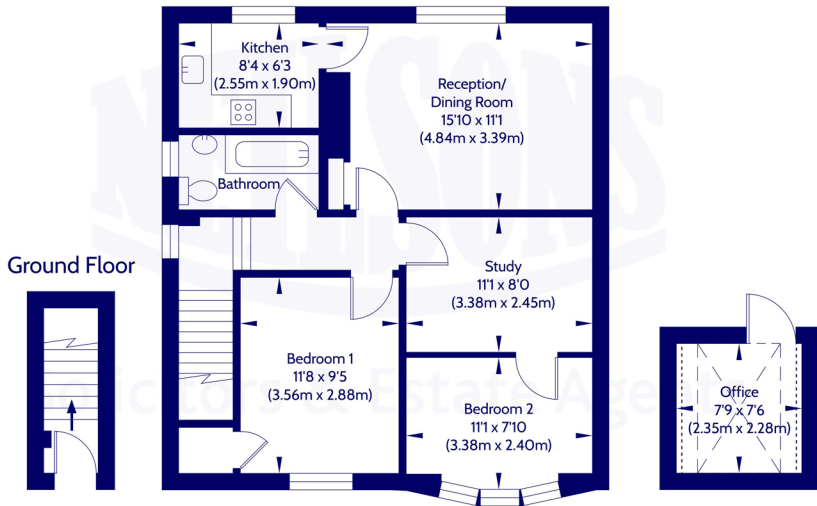
The property is located in the sought after residential area of Carrick Knowe, which is neighboured by Corstorphine and lies to the west of Edinburgh city centre. Many local shops and services are on hand including a Tesco supermarket, with the nearby Gyle Shopping Centre and Hermiston Gait offering a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the city centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 62 Sq M / 667 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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