



- Upper Flat
- Spacious Lounge
- Two Double Bedrooms
- Well Presented
- Ideal 1st Time Home
- BTL Investment

**Alba Property View ...**

*Upper 4 in a block. Well placed for commuting. Well presented.*

**62 Broomfield Crescent, Carrick Knowe,  
Edinburgh, EH12 7LX**

**Offers Over £170,000**



Alba Property are pleased to offer to the market this well presented upper 4 in a block in the residential area of Carrick Knowe, Edinburgh. This delightful property comprises: Lounge, Kitchen, Two double bedrooms and Bathroom. There is a garden area to the side of the property and a drying area to the rear. Ample on street parking. This is an ideal 1st time home or a BTL investment. Be quick to avoid disappointment.

### Accommodation

#### Entrance Hall

Once entered there are stairs leading up to the main hallway giving access to all the accommodation. Carpet. Two ceiling lights. Radiator. Window to the side of the property. Built in cupboard housing the electrics.



#### Lounge 14' 6" x 10' 10" (4.42m x 3.31m)

The spacious lounge which is currently being utilized as work space, has a window to the rear of the property. Laminate flooring. Ceiling light. Coving. Built in shelving and storage space. Arch way to the kitchen.

#### Kitchen 8' 6" x 6' 0" (2.60m x 1.83m)

The kitchen has been fitted with a range of base and wall units with contrasting work surface over. Inset sink with drainer. Built under oven with 4 ring gas hob and hood over. Space for washing machine and fridge/freezer. Tiled flooring. Ceiling light. Window to the rear of the property.







**Bedroom 1** 15' 5" x 10' 11" (4.70m x 3.33m)

This spacious room is currently being utilized as the lounge. Window to the front of the property. Carpet. Ceiling light. Coving. Radiator.

**Bedroom 2** 11' 10" x 9' 5" (3.60m x 2.88m)

This second spacious room has a window to the front of the property. Carpet. Ceiling light. Large built in wardrobe providing hanging and shelving space. There is a further built in cupboard providing storage space. Radiator.

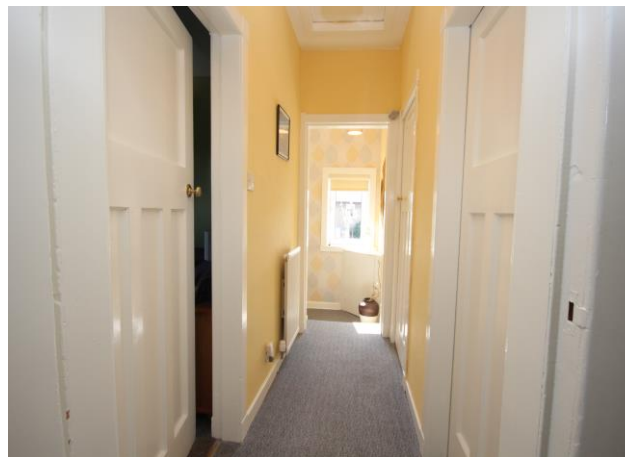
**Bathroom** 8' 4" x 4' 4" (2.53m x 1.33m)

The bathroom comprises: push button WC, pedestal wash hand basin and bath with electric shower over. Window to the side of the property. Partial tiling to the walls. Radiator. Ceiling light. Tiled flooring.



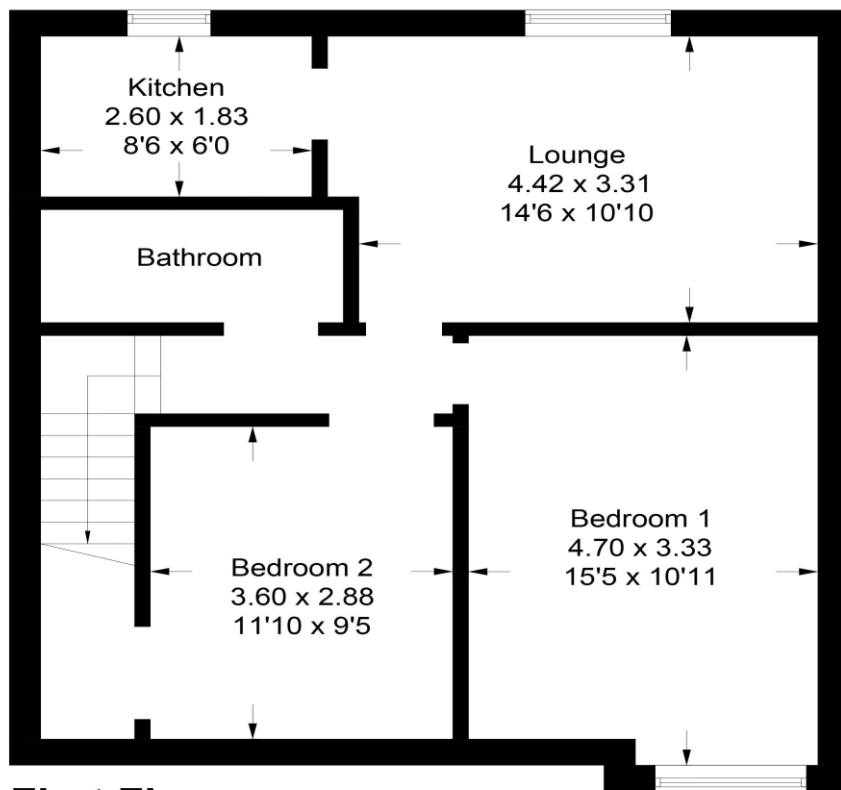
**Externally**

There is a garden area laid to lawn at the side of the property and a shared drying area to the rear of the property. Ample on street parking.

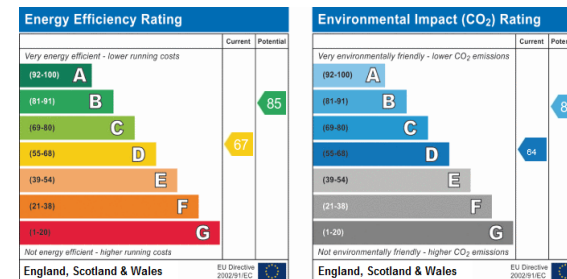


## 62 Broomfield Crescent

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft



**First Floor**



### Extras (Included in Sale)

#### Area

The property is located within the Carrick Knowe area of Edinburgh. Carrick Knowe lies approximately four and a half miles west of the city centre. The immediate area provides amenities which include established schools and some local shops. Further shopping is available at Tesco on Broomhouse Road and the Gyle Shopping Centre. Napier University and Stevenson College of further education both have a campus in the immediate vicinity. Recreational facilities include Sighthill public park and a number of golf courses, whilst slightly further afield the Union Canal offers cycling, walking and running opportunities. The property is ideally located for accessing the airport, city bypass, Forth Bridge and M8, whilst regular bus services provide regular transport to most parts of Edinburgh.

#### Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email [Sales@AlbaProperty.co.uk](mailto:Sales@AlbaProperty.co.uk)

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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