

OFFERS OVER £320,000

103 Broomhall Drive, Corstorphine
Edinburgh, EH12 7QH

drummondmiller
Solicitors & Estate Agents



- Semi-detached villa in excellent condition throughout
- Living room and separate modern fitted kitchen/dining area
- Bright upstairs bathroom and 3 double bedrooms
- Gas central heating and uPVC replacement double glazing
- Garage, driveway and private gardens
- EV Charger & recently upgraded security system
- EPC C

Description

This well-presented semi-detached villa (77sqm) is an ideal family home in a much desired and convenient location with good schooling and amenities in close proximity. Originally built in the late 1960s, the property has been upgraded and suitable for modern family life. The property benefits from a large front facing living room with fireplace and bright bay windows. The Kitchen/dining area is located to the rear and has been recently modernized. Upstairs are three good double bedrooms plus the modern family bathroom. There is also an attic for additional storage.





Central heating and double glazing

The property benefits from gas central heating and pvc replacement double glazing throughout.

Garden, drive and garage

There is a front garden with monoblock driveway leading to the single detached garage and large front and rear gardens.

Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a 24-hour Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses and within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.

Mortgage Valuation

The property has been valued by surveyors at £330,000 and the Home Report is also available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax band E and has a C rated Energy Performance certificate.

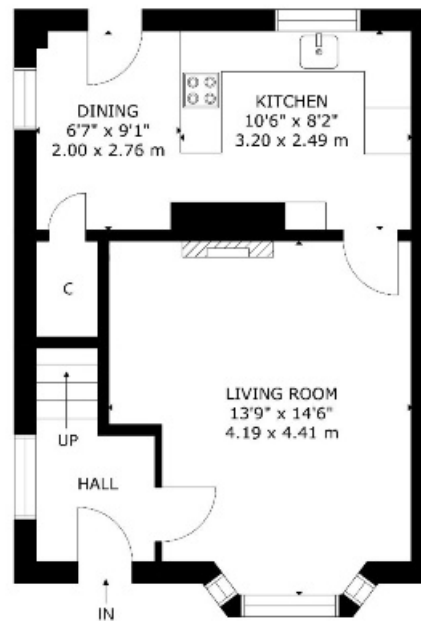
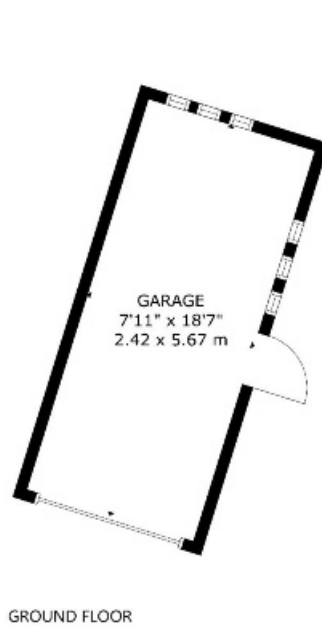
Extras

The sale price includes all fitted carpets and integrated kitchen appliances.

Viewing

By appointment telephone Agents on 0131 229 3399





103 BROOMHALL DRIVE, EH12 7QH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 831 SQ FT / 77 SQ M
 GARAGE 148 SQ FT / 14 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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