



1A Broompark Road, Edinburgh, EH12 7JZ

Well-presented three-bedroom detached chalet villa with enclosed gardens, driveway and carport

URQUHARTS
EDINBURGH



DESCRIPTION

1A Broompark Road is a well-presented and spacious three-bedroom detached chalet villa with enclosed gardens, driveway and carport situated in the popular Corstorphine area. The location is superb with excellent local amenities and schools is a convenient distance to the city centre & surrounding areas. The property was built by the owners in the 1960s and has been well maintained, however could now benefit from some modernisation throughout and offers fantastic potential (subject to local authority consents).

Entrance vestibule and hallway with WC and storage cupboards; bright and spacious bay windowed living room overlooking the front garden with gas fireplace; sitting room, which could also be used as a dining room, also with gas fireplace; fitted kitchen with wall and base units, integrated appliances and patio doors to the rear garden; three good sized bedrooms, all with fitted wardrobes; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance vestibule & hall. Living room. Sitting room / Dining room. Kitchen. Three double bedrooms. Bathroom. WC.

Gas central heating. Double glazing. Well-maintained front and rear gardens, with the generously sized rear garden mainly laid to lawn with mature borders, patio area, summer house, outhouse and store/workshop.



LOCATION

Broompark Road is situated west of the city centre in Corstorphine, a popular residential area retaining a village identity with a vibrant high street and host of local amenities. There is a large 24hr Tesco supermarket within walking distance and the Gyle Shopping Centre (for larger retail shopping) a short drive or bus rides away. Leisure and recreational facilities include St Margaret's Park and municipal tennis courts, Corstorphine Tennis Club, Gyle Park, David Lloyd, and Drum Brae leisure centres together with Edinburgh Zoo. Pleasant walks can be enjoyed at nearby Corstorphine Hill with wonderful views across the city, and for the golf enthusiast Murrayfield, Ravelston and Carrick Knowe golf courses are also nearby. Bus and tram services run regularly to and from the city centre and surrounding areas with stops only a



short walk from the property. The city bypass and main motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport and the Forth Road Bridge/Queensferry Crossing are all within reach. Well-regarded catchment schools in the area include Carrick Knowe Primary, St Andrew's Fox Covert RC Primary, Forrester High and St Augustine's RC High School as well as private schooling including Fettes, Edinburgh Academy, Stewarts Melville, Mary Erskine and St Georges, with further education at College and University within short distance.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

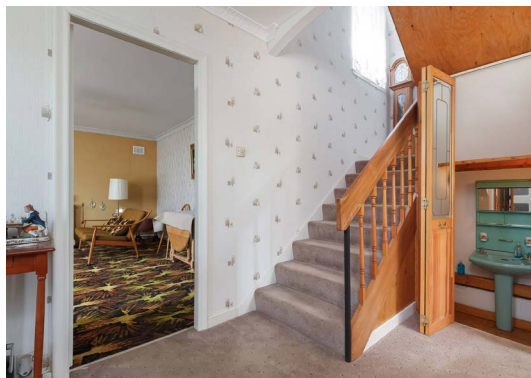
PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band F
The property has an Energy Rating Category E
Tenure Freehold

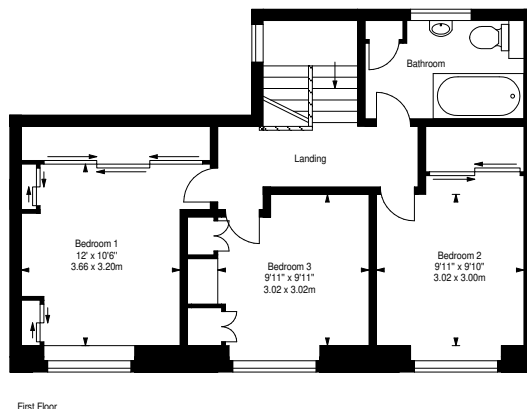
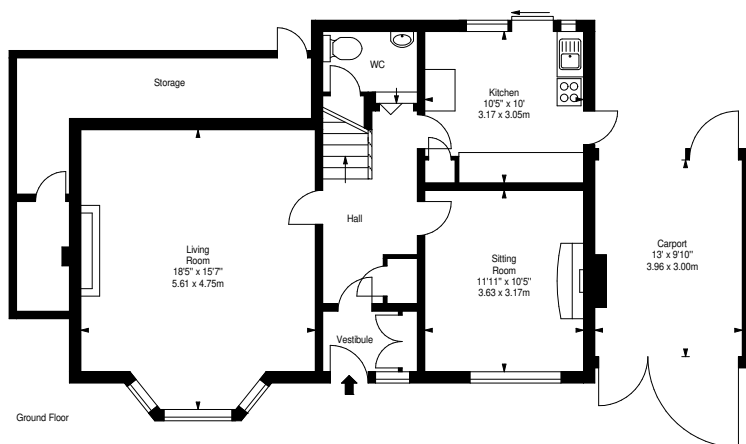
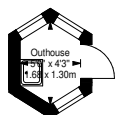


1A Broompark Road,
Edinburgh,
Midlothian, EH12 7JZ



SquareFoot

Approx. Gross Internal Area
1283 Sq Ft - 119.19 Sq M
Carport
Approx. Gross Internal Area
127 Sq Ft - 11.80 Sq M
Outhouse
Approx. Gross Internal Area
17 Sq Ft - 1.58 Sq M
Storage
Approx. Gross Internal Area
123 Sq Ft - 11.43 Sq M
For identification only. Not to scale.
© SquareFoot 2025



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

Urquharts | Property and Law | 16 Heriot Row, Edinburgh EH3 6HR | Telephone 0131 556 2896 | Email enquiries@urquharts.co.uk | Fax 0131 556 0046

www.urquharts.co.uk

espc