

9 Broomhall Park, Corstorphine, Edinburgh, EH12 7PU



Description

Superb extended semi-detached villa, of immense appeal benefiting from carefully considered interior specification enjoying a quiet setting within the highly desirable district of Corstorphine, close to excellent local amenities, schools, and transport links. This lovely home is a natural choice for a couple or small family and offers stylishly presented and light filled living space over two floors which comes with the attraction of a sunny south-facing rear garden providing an ideal space for outside entertaining and summer relaxation.

- Hallway with under-stair storage
- Smart living room
- Stylishly appointed kitchen open to a dining/family room which offers a fantastic, contemporary space, perfect for entertaining and family life
- Two spacious double bedrooms
- Gas central heating and double glazing ensuring year round comfort and efficiency
- Attic storage
- Driveway
- Private gardens to the front and rear

Extras

The fitted floor coverings, blinds, oven, hob, cooker hood, washing machine, fridge/freezer and garden shed are included. Additional items of furniture may be available by separate negotiations.

EPC Rating: C

Price and Viewing

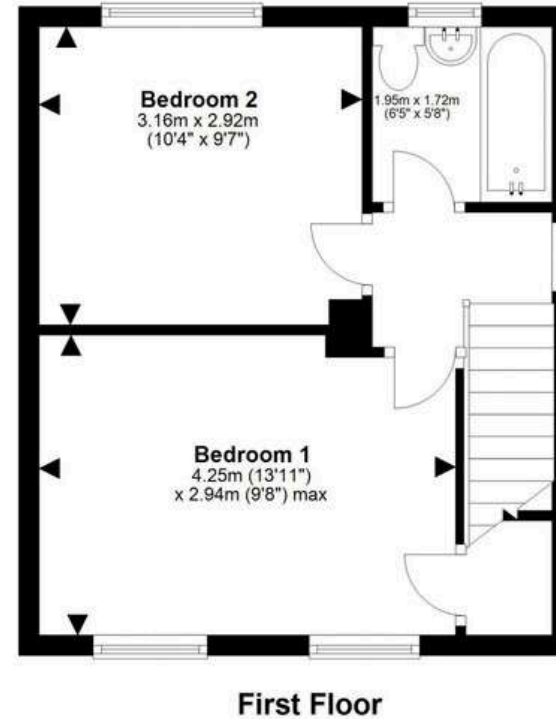
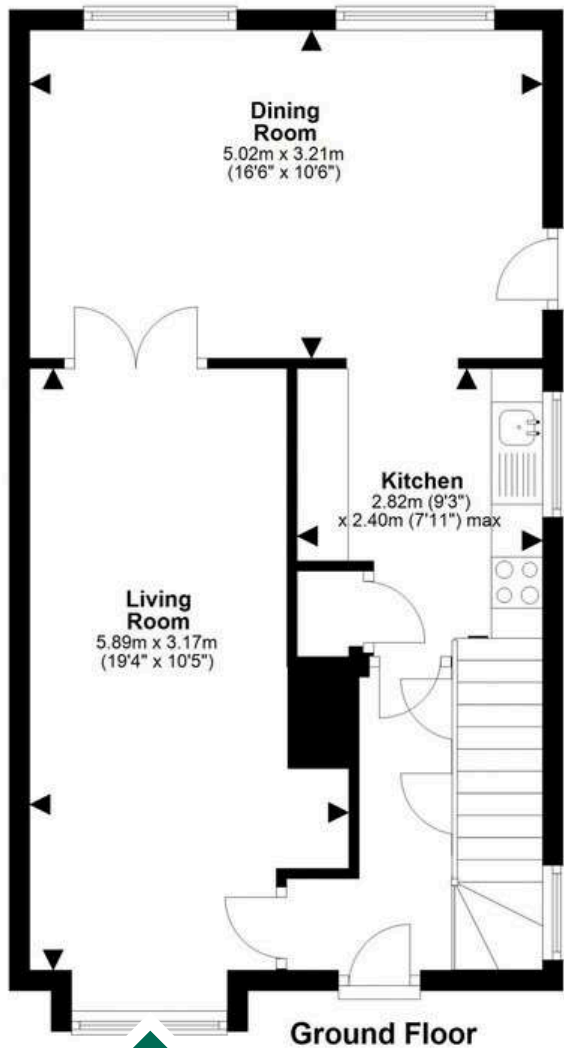
For price and viewing information or further details on this property please contact us on 0131 557 3188.



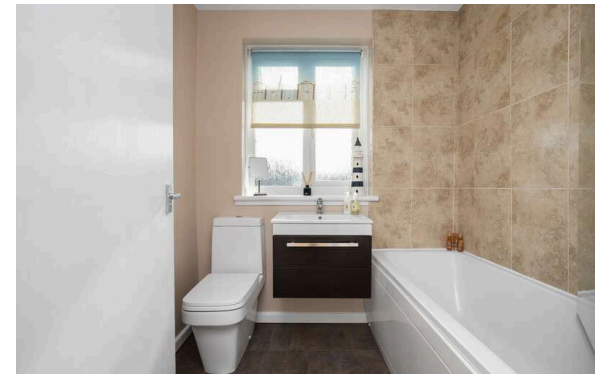
Location

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc