



Solicitors & Estate Agents










Offers Over

£195,000

44 Broomhall Avenue

Corstorphine | Edinburgh | EH12 7NE

This most impressive, well presented main door upper villa with driveway and private gardens to the side and rear, is quietly positioned within the sought after residential district of Corstorphine, within easy reach of excellent amenities and transport links, including a tram stop within a few minutes away from the property.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – C



Description

Offered to the market in move-in condition, this delightful home shall undoubtedly appeal to the professional person/couple, investor or small family seeking a lovely home in an excellent location and merits internal viewing to be fully appreciated. Enjoying a warm, stylish, contemporary interior throughout, the accommodation welcomes you with an; entrance stair enhanced with painted floorboards and carpet runner. The upper hallway with window to side has a door into the hall, with storage cupboard and large attic, accessed via Ramsay ladders, providing excellent storage provisions or indeed fantastic development potential, subject to the relevant permissions being obtained. Situated to the rear is the bright, charming sittingroom with shelved press and opening to the stunning integrated kitchen, fitted with ample wall and base units, wood worktops incorporating the Belfast sink with built-in Induction hob, electric oven and hood and integrated appliances (fridge freezer and washing machine). There are two generous double bedrooms, with the smaller of the two benefiting from built-in storage. Lastly the stylish bathroom comprises of a white three piece suite with Rainfall shower over bath. Further benefits include double glazing, and gas central heating linked to Hive system.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in Induction hob, electric oven and hood, integrated fridge freezer and washing machine.

Gardens and parking

There are good sized and well-maintained private gardens located to both the side and rear of the property and for the car owner, there is a single driveway with space for one car while there is ample on-street parking to accommodate visitors.

Viewing

By appointment with Neilsons on 0131 625 2222.





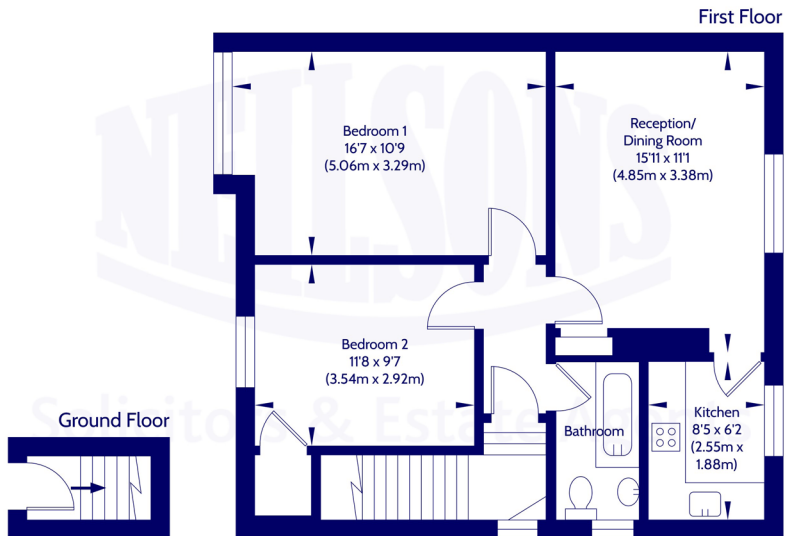
Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 64.71 Sq M / 696 Sq Ft.



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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