



Solicitors & Estate Agents










Offers Over

**£200,000**

## 5 Broomside Terrace

Corstorphine | Edinburgh | EH12 7LZ

A fantastic opportunity has arisen to purchase this impressive, extended main door lower villa well placed in the popular residential district of Corstorphine, close to a host of excellent amenities, schooling, and commuter links. The property is bound to appeal to first time buyers and growing families with benefits including well kept private gardens, gas central heating, and double glazing.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

The well presented accommodation comprises; welcoming hallway with deep storage cupboard, exceptionally spacious and bright bay windowed reception room, well proportioned modern fitted kitchen with appliances, two generously proportioned double bedrooms, third good sized bedroom/dining room with French doors accessing private decking, and contemporary shower room. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated microwave and integrated dishwasher. The wardrobe in the main bedroom will also be included in the sale.

## Gardens & Parking

There is a private front garden where there is the possibility to create a driveway. Subject to the necessary planning permission and lowering the curb. To the rear there is a section of private decking in addition to a shared drying green. Unrestricted on-street parking is available to the front and within the surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.

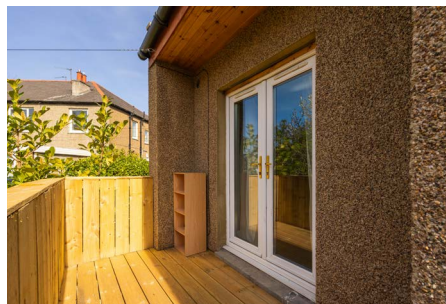






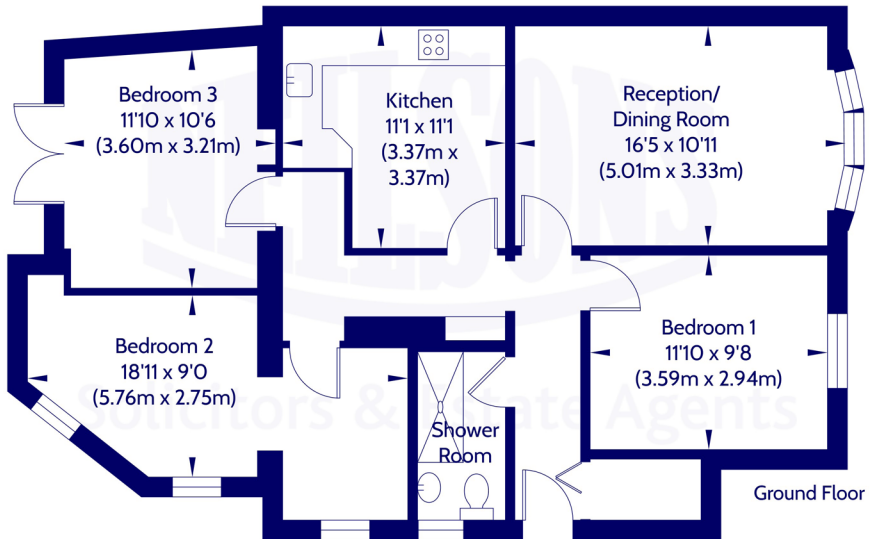
## Location

The property is situated within the popular Corstorphine area of the city. Excellent day-to-day amenities are on hand together with a large Tesco Superstore and nearby Gyle Shopping Centre, which houses a good selection of high street retailers and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.





Approx. Gross Internal Floor Area 81.78 Sq M / 880 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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

