



Solicitors & Estate Agents










Offers Over

£300,000

153 Broomhall Crescent

Corstorphine | Edinburgh | EH12 7PJ

Welcome to this beautifully presented and deceptively spacious semi-detached villa, offering contemporary living across two well-planned levels. Nestled within a popular residential area, this superb property is ideally suited to modern family life and professionals alike, enjoying the perfect blend of comfort, practicality, and location. Just a short distance from excellent local amenities

-  4 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Driveway
-  Rear Gardens
-  EPC Rating – C
-  Council Tax Band – E



Description

The property opens with a bright and welcoming hallway, setting the tone for the tastefully finished interior. The heart of the home lies in the impressive dual-aspect reception and dining room, a generous open space perfect for both everyday living and entertaining. This room is bathed in natural light and flows seamlessly to the rear garden, offering an inviting indoor-outdoor connection. The well-appointed kitchen provides plenty of storage and preparation space. The ground floor is completed by a double bedroom with the added luxury of a modern en-suite bathroom ideal as a guest suite or private retreat for multi-generational living. Upstairs, the home continues to impress with three further well-proportioned bedrooms. The principal bedroom to the front enjoys a peaceful outlook, while the second and third bedrooms offer flexibility for children, guests, or home office needs. A sleek shower room serves the upper floor, finished with a white two piece suite, integrated vanity storage and shower cubicle. An additional study area adds further practical appeal, perfect for remote working or quiet study.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property enjoys a fully enclosed rear garden that offers both privacy and functionality—an ideal outdoor space for relaxing, entertaining, or family activities. Directly accessed from the reception room through glazed doors, the garden opens onto a raised decked area, perfect for al fresco dining or enjoying morning coffee. Beyond the deck lies a lawn, bordered with mature trees and shrubbery. To the front of the home, a private driveway provides off-street parking for two vehicles, ensuring convenience for homeowners and guests alike.

Viewing

Please contact Neilsons on 0131 625 2222.





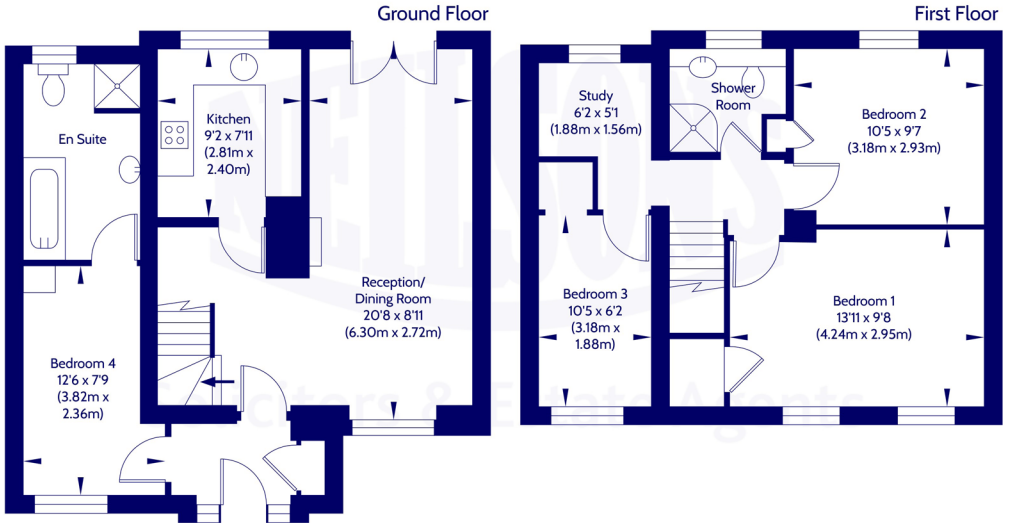
Location

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 95.91 Sq M / 1032 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.



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