










Offers Over  
**£240,000**

## 7 Broomhall Road

Corstorphine | Edinburgh | EH12 7PB

This spacious and bright two-bedroom End Terraced benefiting from good sized private gardens to the front and rear is quietly situated within the sought-after district of Corstorphine close to excellent amenities and commuting links. The property would undoubtedly appeal to the young first-time buyer, professional, and growing family.

-  2 beds
-  1 public
-  1 bathroom
-  Private Gardens
-  Garage & Driveway
-  EPC Band - D
-  Council Tax Band - D



## Description

This well-presented home offers a comfortable and modern living space, ideal for a range of buyers. Upon entering, you're welcomed into a hallway that includes two understairs cupboards – one housing the boiler and the other offering additional storage.

The bright and airy lounge/diner benefits from a dual aspect, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The kitchen is modern and fully fitted, featuring a part-tiled finish along with a range of integrated white goods, and a side-aspect window allows for plenty of natural light.

Upstairs, the landing provides access to the partially floored attic. The bathroom is fully tiled and includes a shower over the bath with a luxurious rain shower, a heated towel rail, and fitted storage.

There are two generously sized double bedrooms. The main bedroom is front facing with twin windows and a large built-in cupboard with shelving. The second bedroom overlooks the rear garden and features an integrated double wardrobe with sliding mirrored doors.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, dishwasher, and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

At the rear of the property, a single-glazed porch leads out to a well-maintained garden with a slabbed patio, lawn area, and outdoor tap. Additional benefits include a private front garden space, single garage and driveway parking.

## Viewing

By appointment through Neilsons 0131 625 2222.







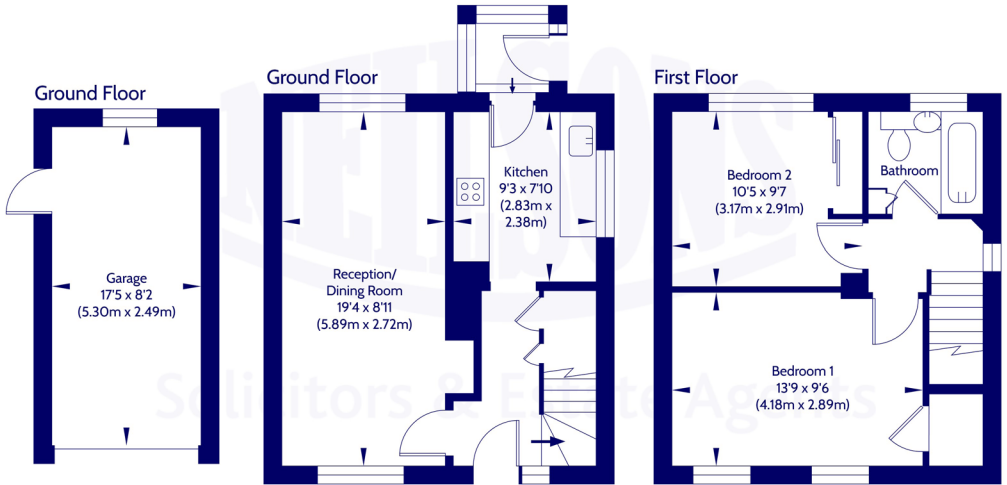
## Location

The property is located in a peaceful residential area with no through-traffic in the ever-popular suburb of Corstorphine, which lies to the west of Edinburgh city centre. Many local shops and services are on hand with a Tesco and Lidl supermarkets within easy reach. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 63.22 Sq M / 681 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

