



Solicitors & Estate Agents



Fixed Price

£205,000

80 Broomside Terrace

Corstorphine | Edinburgh | EH12 7ND

This spacious and bright main door double upper villa with private gardens and driveway, is quietly situated within the popular district of Corstorphine, close to excellent local amenities and transport links. The property would undoubtedly appeal to the professionals or young families and internal viewing is highly recommended.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private gardens
-  Driveway
-  EPC Band - D
-  Council Tax Band - D



Description

In brief the accommodation comprises; welcoming entrance hallway, well proportioned reception room which pleasantly overlooks the rear garden, fitted kitchen, two good sized double bedrooms both with useful fitted storage, modern fitted bathroom with white three-piece suite and shower over bath and finally on the upper level, a generous sized principal bedroom with study area and walk-in storage together with sizeable further attic storage within the eaves. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker. The garden shed will also be included within the sale.

Gardens & Driveway

To the side of the property lies an area of private garden ground which is laid to lawn together with a driveway providing off-street parking. There is a further, well maintained private garden located to the rear of the property together with a communal drying area. The garden shed will be included within the sale.

Viewing

By appointment through Neilsons 0131 625 2222.





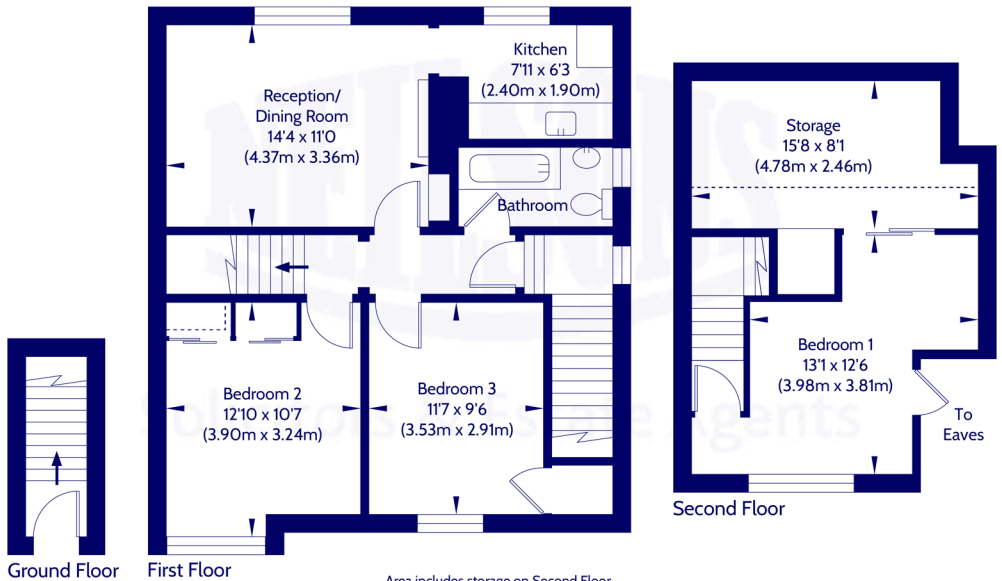
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco superstore and a Scotmid within walking distance. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services including the nearby Saughton Tram Stop and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport. Fantastic schooling is available close by from nursery to senior level.





Approx. Gross Internal Floor Area 92.38 Sq M / 995 Sq Ft.



Area includes storage on Second Floor.
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

☎ 0131 625 2222

💻 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

