



Solicitors & Estate Agents










Fixed Price

£320,000

60 Broomhall Drive

Corstorphine | Edinburgh | EH12 7QP

Neilsons are delighted to present to market this well proportioned, extended, semi-detached villa situated in the popular residential district of Corstorphine. Located close to excellent local amenities, transport links and good schools, the property would undoubtedly appeal to professionals and families.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Private Front & Rear Gardens
-  Driveway
-  EPC rating – D
-  Council tax band - E



Description

The spacious accommodation in brief comprises; welcoming entrance porch leading to hallway with under stair storage, light and airy dual aspect reception/dining room, spacious kitchen with front and rear doors, spacious conservatory with access to rear garden, well proportioned principal bedroom with mirrored fitted wardrobes, good sized dual aspect second double bedroom with en-suite shower room, single third bedroom, and large family bathroom with shower over bath. Further benefits include gas central heating, double glazing and partially floored attic.



Extras

All fitted floor covering and fixtures will be included in the sale as well as the sheds in the rear garden.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn with a compost area, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





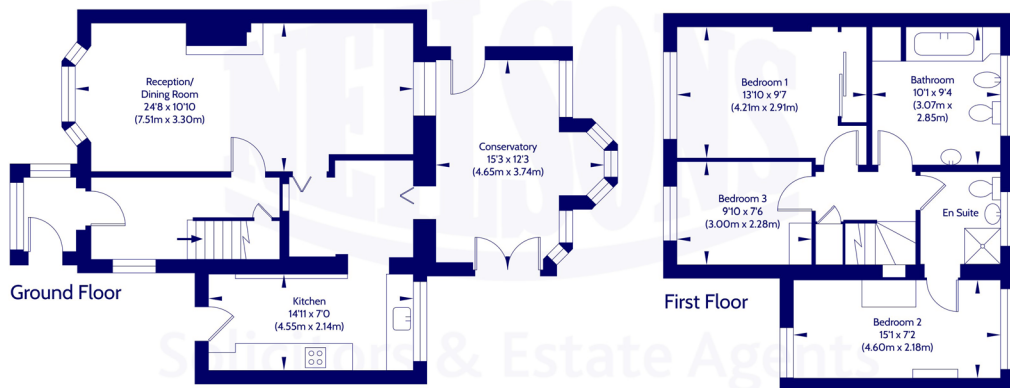
Location

The property is located in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park 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, The Water of Leith 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 117.23 Sq M / 1262 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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