



Solicitors & Estate Agents



Offers Over

£250,000

8 Broomhall Crescent

Corstorphine | Edinburgh | EH12 7PF

A fantastic opportunity has arisen to purchase this impressive, truly stunning end-terraced villa with well-maintained private gardens and driveway, is peacefully nestled within the highly sought-after district of Corstorphine. Ideally positioned, the property offers a perfect balance of a peaceful cul-de-sac and city convenience, with excellent local amenities, highly regarded schools, and superb transport links all within easy reach.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation which is presented in true move-in condition, in brief comprises; welcoming entrance porch leading into hallway with utility cupboard, light and airy reception/dining room with door accessing rear garden, open plan modern fitted kitchen with a range of integrated appliances, two well proportioned double bedrooms, contemporary bathroom with three-piece suite and shower over bath, and floored attic with staircase access. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and shutters will be included in the sale together with the integrated appliances in the kitchen and washing machine.

Gardens & Driveway

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. The shed will also be included in the sale. To the front lies well maintained garden grounds together with driveway providing off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





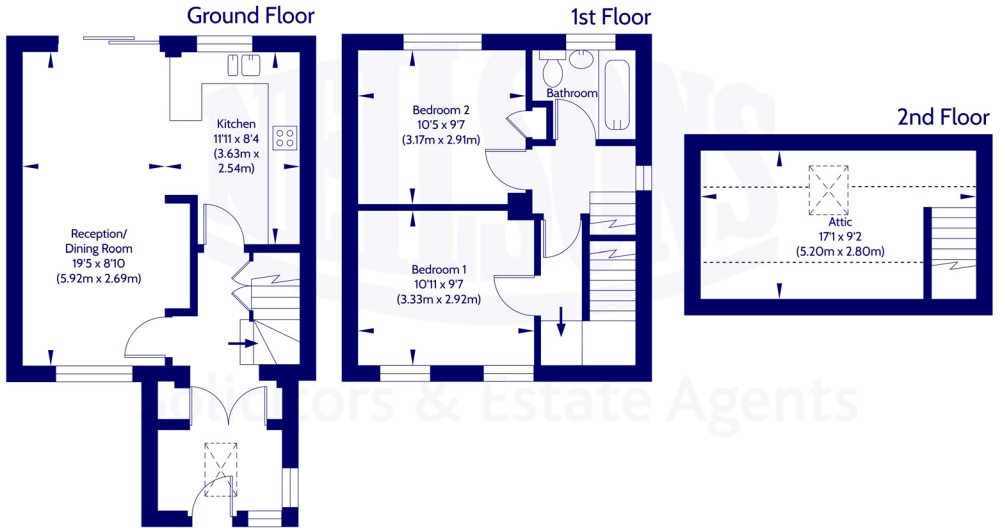
Location

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 69 Sq M / 741 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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