



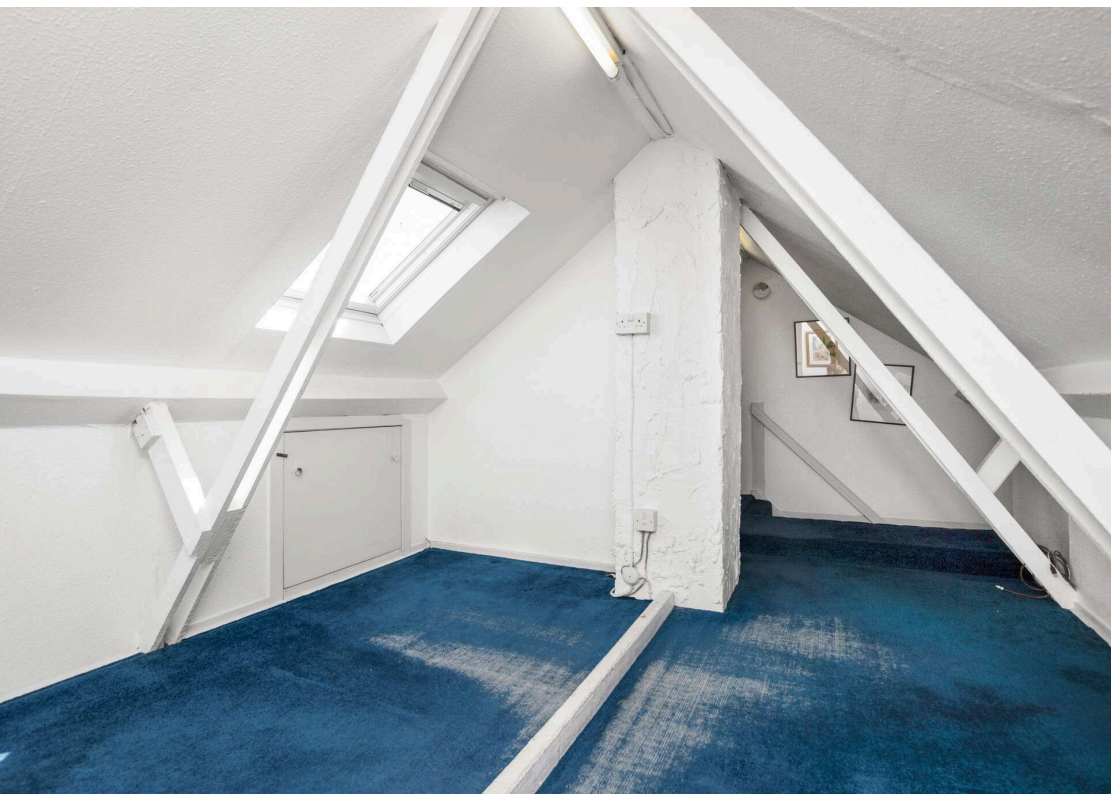


Welcome

Welcome to Broomhall Road, this charming two-bedroom semi-detached property offers bright and spacious accommodation arranged over two floors. The property further benefits from a conservatory, beautiful gardens to the front and to the rear along with a single garage and driveway. Ideally located in the popular residential area of Broomhall set within the sought after district of Corstorphine popular with families, the area enjoys proximity to excellent amenities, schools, and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Entrance porch
- Reception hallway
- Living dining room
- Fully equipped kitchen
- Conservatory with garden access
- Two double bedrooms
- Bathroom comprising WC wash and basin bath with shower over
- Attic room with Velux window
- Gas central heating
- Double glazing throughout
- Beautiful gardens to the front and to the rear
- Single garage and driveway with further on street parking available







Corstorphine

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts a good variety of retail outlets, eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.

Extras

Included in the sale are the integrated kitchen appliances, oven, hob, washing machine, dishwasher and fridge, fixtures & fittings and all window coverings. Items of furniture available upon request.



Get in touch

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 0131 240 3818

Property Hub:

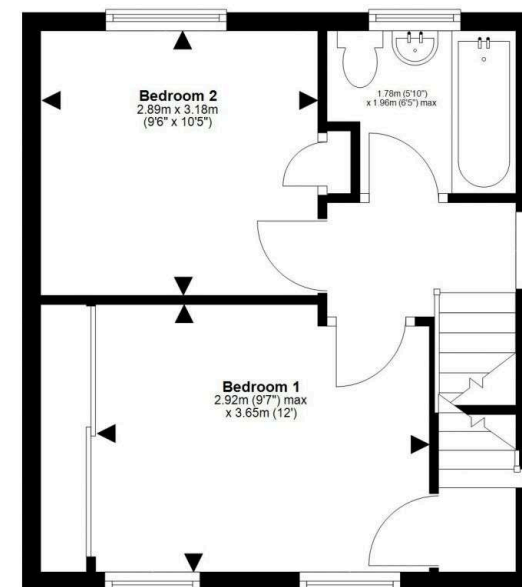
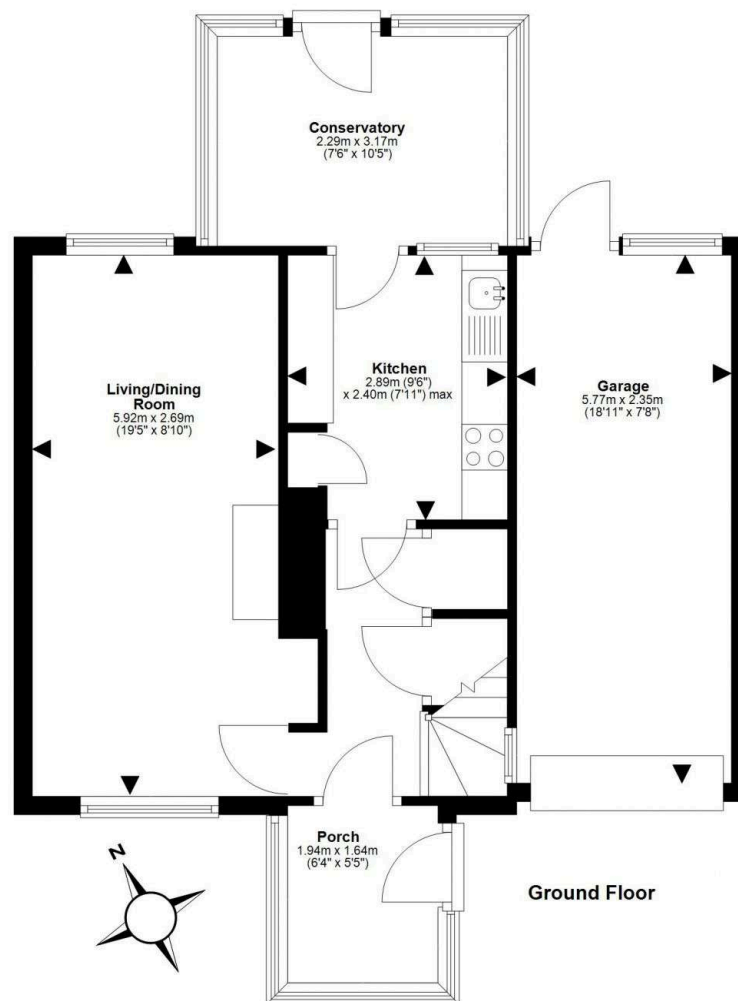
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

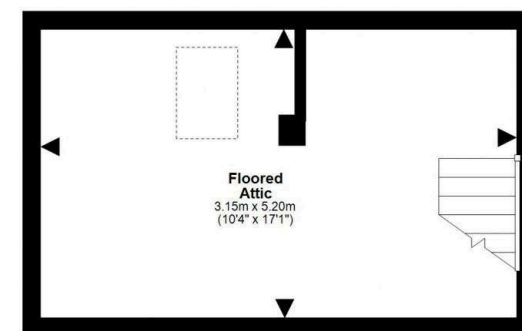
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



First Floor



Second Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor areas, please refer to the Home Report.