



27 Broomhall Park, Corstorphine
Edinburgh, EH12 7PU

Hallway
Lounge/Dining Room
New Fitted Kitchen
Two Double Bedrooms
Family Bathroom
New Double Glazing and Gas Central Heating
Multi-Car Driveway
South-Facing Rear Garden
EPC: D
Council Tax Band: D

This beautifully presented, two-bedroom semi-detached villa with driveway and fabulous private rear garden is situated within the sought-after residential area of Corstorphine. The property is close to excellent amenities including local cafes/restaurants, 24-hour Tesco, South Gyle Railway Station and within easy reach of the City Centre and Edinburgh Airport by way of an excellent public transport service. In true move-in condition the property would make an ideal home for young families of first time-buyers.

The property comprises; Welcoming hallway with modern wood flooring, under-stair storage and boiler cupboard. Generously proportioned lounge/dining room with good as new carpets, living flame fireplace, and large south-facing casement window that allows natural light to flood the room. Contemporary fitted kitchen with base and wall-mounted units with attractive wooden worktops, and brand new integrated appliances including electric oven and hobs, cooker hood, dish washer and washing machine. A carpeted staircase with handrail leads up to the landing, where you can access the loft for further storage, which also offers the opportunity for conversion subject to sufficient permissions. Spacious master bedroom with built-in storage cupboard. Bright second double bedroom with storage cupboard, which could also make an excellent home office. Modern three-piece bathroom suite.

The property also benefits from gas central heating and new double glazed windows throughout, a security alarm, security cameras and motion lights.

Outside the property boasts a private multi-car driveway to the front, and a sizeable south-facing garden to the rear which is fully closed and offers further potential for extension.

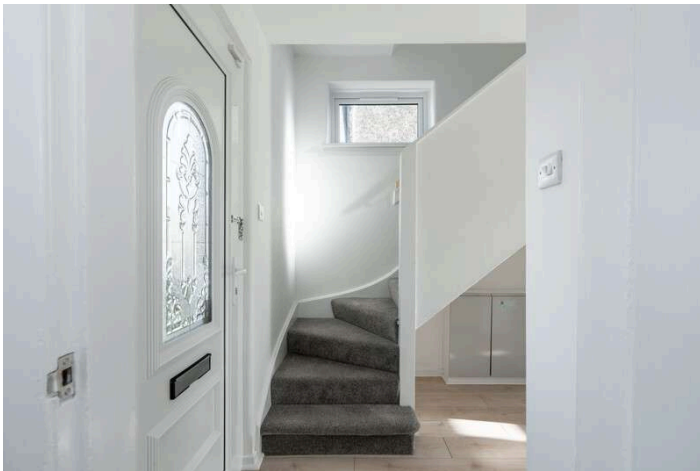
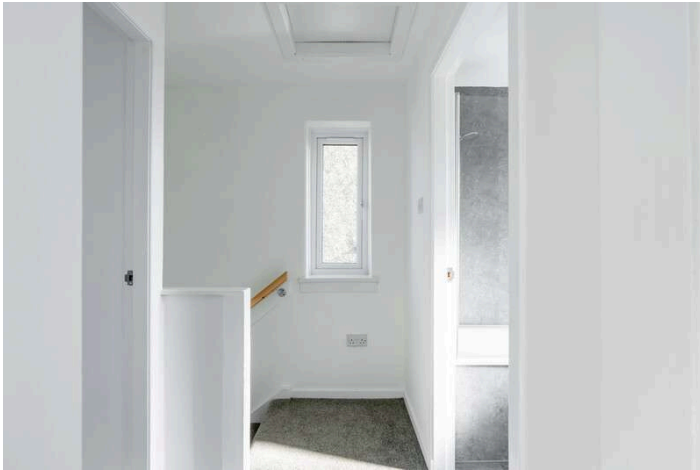
The property is in the sought-after residential area of Corstorphine, which lies to the west of the City Centre. Many local shops, bars/ restaurants/cafes and services are on hand with a large Tesco's superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait offers a wider range of high 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.







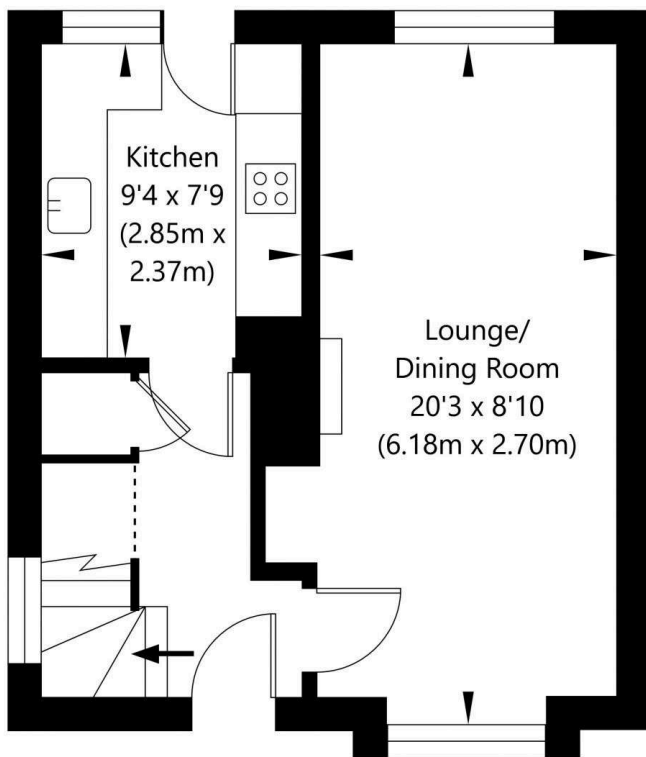




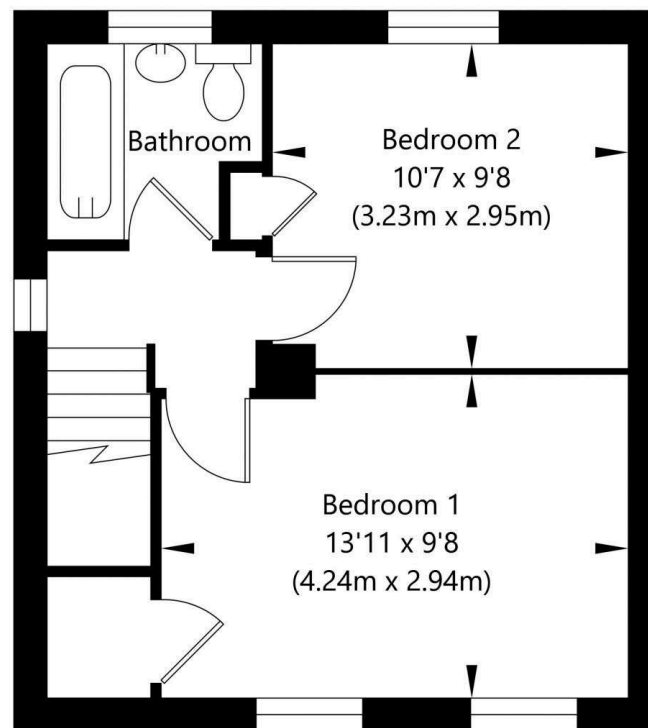
Approx. Internal Area 62.7 Sq M / 675 Sq Ft.
Not to scale. For identification only.
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Ground Floor



First Floor



Whilst these particulars are believed to be correct their accuracy is not guaranteed

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