



31 Broomhall Gardens
CORSTORPHINE | EDINBURGH | EH12 7QA


warners
solicitors & estate agents



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Well presented three bedroom semi detached home with private driveway and well maintained private gardens to the front and rear, located within a mature, well established residential area close to super amenities, schools and road links. The property is offered in move in condition and would make a lovely home for a couple or small family. It offers comfortable and well planned accommodation on two levels. The property comprises an entrance hallway, spacious living room with bay window and fireplace and fitted kitchen all on the ground floor level. The fitted kitchen currently comprising a gas hob, oven and fan, washing machine and fridge/freezer. On the upper floor are three well proportioned bedrooms and completing the accommodation a family bathroom with shower over the bath. Further benefits on offer include gas central heating, double glazing, a private driveway, unrestricted on street parking and spacious front and rear gardens made up of lawn, a patio and a decking.

- Entrance Hallway
- Spacious Living room
- Fitted Kitchen
- 3 bedrooms
- Bathroom with shower over the bath
- Gas central heating and Double glazing
- Private front and rear gardens
- Large driveway

The sale will include all contents of the property.

EPC Rating D.

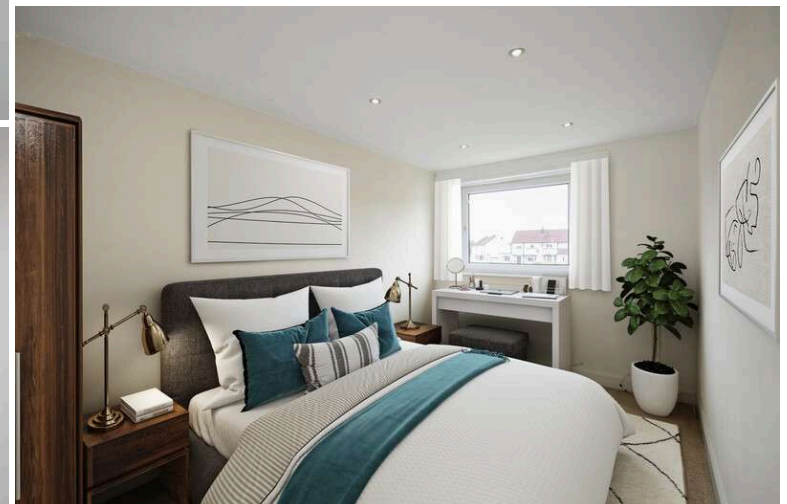
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

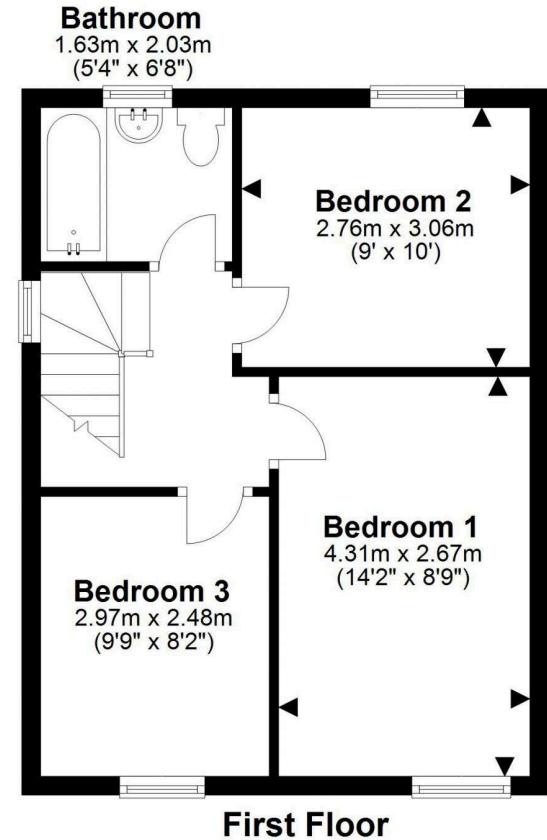
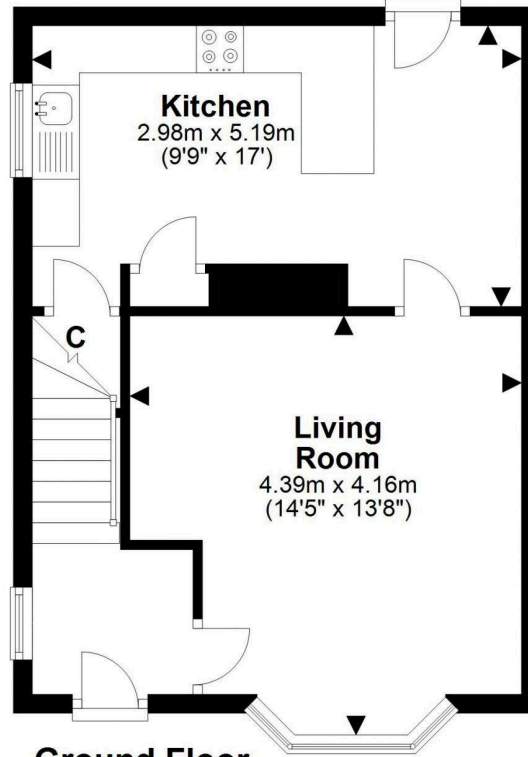
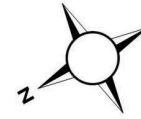
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





Offering a wealth of amenities on the 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 is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various 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.





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