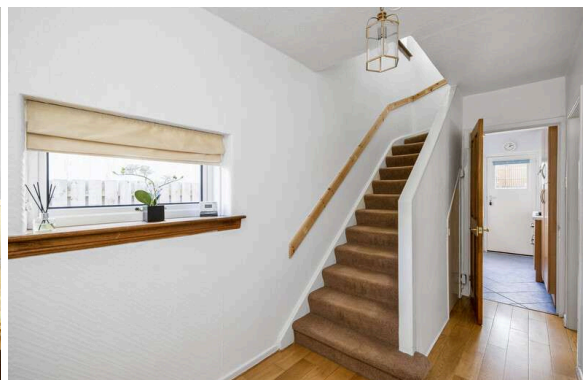




61 Broomhall Road
CORSTORPHINE | EDINBURGH | EH12 7PP


warners
solicitors & estate agents



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Warners is pleased to present this well-maintained three-bedroom semi-detached home, featuring a private driveway, detached garage and beautifully kept gardens at the front and rear. Situated in a mature, established residential area, the property enjoys proximity to excellent amenities, schools, and convenient road links. Ideal family home, this property offers comfortable and thoughtfully arranged accommodation across two levels.

The ground floor includes an entrance hallway, a spacious living/dining room with a bay window, a feature fireplace, and French doors that open to the rear garden. A well-equipped kitchen completes this level. Upstairs, there are three generously sized bedrooms and a family bathroom with a shower over the bath.

The property also boasts a large, mostly floored attic space with ample eaves storage, offering potential for further development, subject to the necessary consents.

Outside, there is a detached garage with a workshop, as well as an extensive south-facing garden. The patio area is perfect for entertaining, with two lawn areas adding to the appeal. For those interested in extending the property, there is ample space to do so, pending approved planning permissions.

- Well-presented 3-bedroom semi-detached home.
- Spacious living/dining area with French doors to garden.
- South-facing gardens with patio for entertaining.
- Large, floored attic with development potential.
- Detached garage with workshop.
- Prime location near schools, amenities, and transport links.

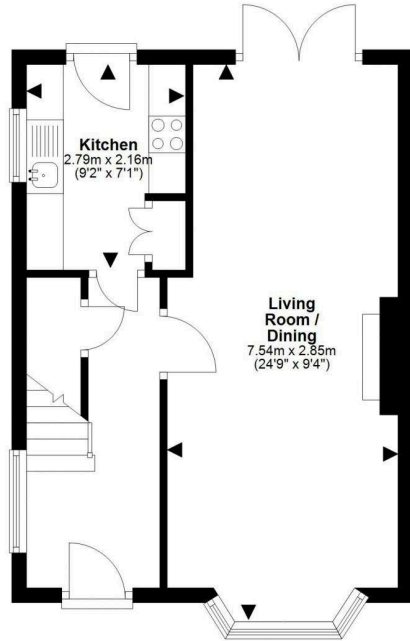
All curtains, blinds and kitchen appliances will be included in the sale. EPC Rating D. Council Tax Band E.

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

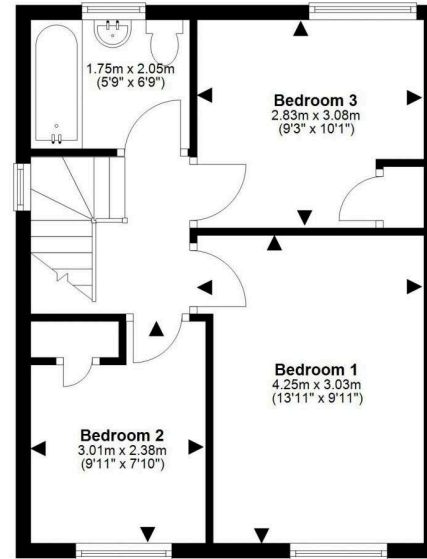


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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 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.

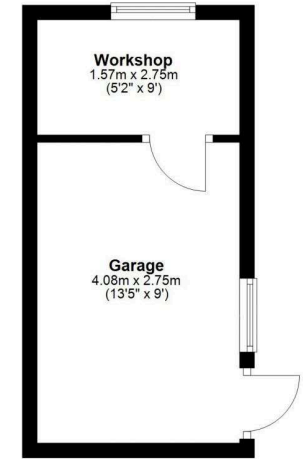




Ground Floor



First Floor



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.