



Solicitors & Estate Agents



Offers Over

£180,000

42 Broombank Terrace

Corstorphine | Edinburgh | EH12 7NY

This impressive and well presented main door upper villa with fantastic private gardens is quietly situated within the popular district of Corstorphine, close to local amenities and transport links. The property would undoubtedly appeal to first time buyers and young professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Front, Side and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation briefly comprises: a welcoming entrance vestibule with staircase leading to the upper floor, a bright and inviting hallway, a light-filled reception room, and a stylish contemporary fitted kitchen complete with a range of integrated and free standing appliances. There are two well-proportioned double bedrooms and a bathroom fitted with a three-piece suite and shower over the bath.

Further benefits include gas central heating, with a new boiler installed in 2022, double glazing throughout, and useful attic storage space.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer and washing machine. There is a new bathroom suite available by separate negotiations, this includes bath, vanity unit, shower, shower screen and sink.

Gardens & Parking

A real feature of this property is the superb, well maintained garden to the front, side and rear, mainly laid to lawn with large shed at the back. There is free on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





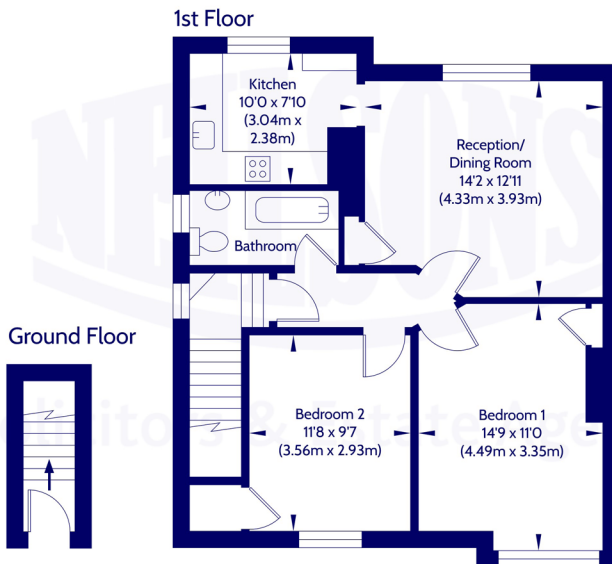
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport





Approx. Gross Internal Floor Area 65 Sq M / 695 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

