










Offers Over
£180,000

9 Broomhall Avenue

Corstorphine | Edinburgh | EH12 7NA

This well-presented lower villa enjoys a quiet position within the highly sought-after residential district of Corstorphine. Ideally located, the property is within easy reach of a wide range of excellent local amenities, including shops, cafés, and leisure facilities. It also benefits from superb transport links, with a tram stop just a few minutes' walk away, providing quick and convenient access to the city centre and beyond. The property is particularly appealing to first-time buyers or professionals seeking a comfortable and low-maintenance home in a desirable location.

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



Description

Internally, the accommodation is well laid out and thoughtfully designed. The welcoming hallway provides excellent storage options, helping to keep the living space clutter-free. The reception room is bright and inviting, featuring laminate flooring, shelved storage, and glazed double doors that open directly onto the rear garden, allowing for a seamless indoor-outdoor flow. The fitted kitchen is both stylish and practical, equipped with a range of wall and base units, integrated appliances including a hob, oven, and microwave, and easy-care acrylic splashback panels for added convenience. The principal bedroom is a spacious double, enhanced by a bay window to the front and useful built-in storage beneath. A second well-proportioned double bedroom offers comfortable accommodation and is finished with carpet flooring. Completing the interior is the bathroom, fitted with a modern white two-piece suite and a glass shower cubicle featuring a dual-headed thermostatic shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a front lawned garden and a private rear garden with a patio and planted area, ideal for outdoor enjoyment. On-street parking is available.

Viewing

Please contact Neilsons on 0131 625 2222.





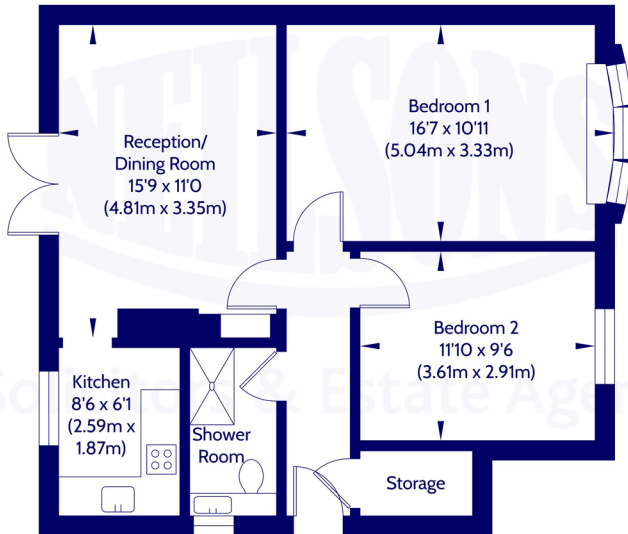
Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



Approx. Gross Internal Floor Area 61 Sq M / 652 Sq Ft.

Ground Floor



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.



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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

