



10 Broomhall Drive

Corstorphine, EH12 7QW



4



2



2



103sqm

EPC

E

AS Anderson
Strathern

10 Broomhall Drive

Corstorphine, EH12 7QW

Set within a sought-after residential area to the west of Edinburgh, 10 Broomhall Drive is a substantial extended semi-detached home offering flexible and well-proportioned accommodation, private gardens, off-street parking, and a detached double garage. Combining generous living space with an established and convenient location, the property is ideally suited to families, professionals, and those seeking adaptable accommodation capable of evolving with changing lifestyle requirements. Thoughtfully extended to enhance the original layout, the home offers an excellent balance of reception space, bedroom accommodation, and practical day-to-day living.

The ground floor comprises a welcoming entrance hall, a bright and comfortable living room, a separate dining room ideal for both everyday family meals and entertaining guests, and a fitted kitchen. A versatile additional room provides excellent flexibility as a fourth bedroom, home office, study, or playroom, while a convenient WC completes the accommodation on this level.

The upper floor is arranged around a central landing and comprises three well-proportioned bedrooms and a shower room. Positioned away from the principal reception spaces, this level offers a welcome degree of privacy and separation from the day-to-day living and entertaining accommodation below, creating a comfortable setting for family life.

Externally, the property enjoys generous private garden grounds to the front, side, and rear, providing excellent outdoor space for relaxation, gardening, and family enjoyment. The gardens offer ample scope for outdoor dining and recreation, while a driveway provides valuable off-street parking. A detached double garage with electric doors further enhances the property's appeal, offering secure parking, substantial storage, or workshop potential.

Property features

- Extended semi-detached home
- Four bedrooms
- Flexible family layout
- Separate dining room
- Shower room
- Commercial Pad Driveway
- Detached double garage
- Summerhouse
- Private front, side & rear gardens





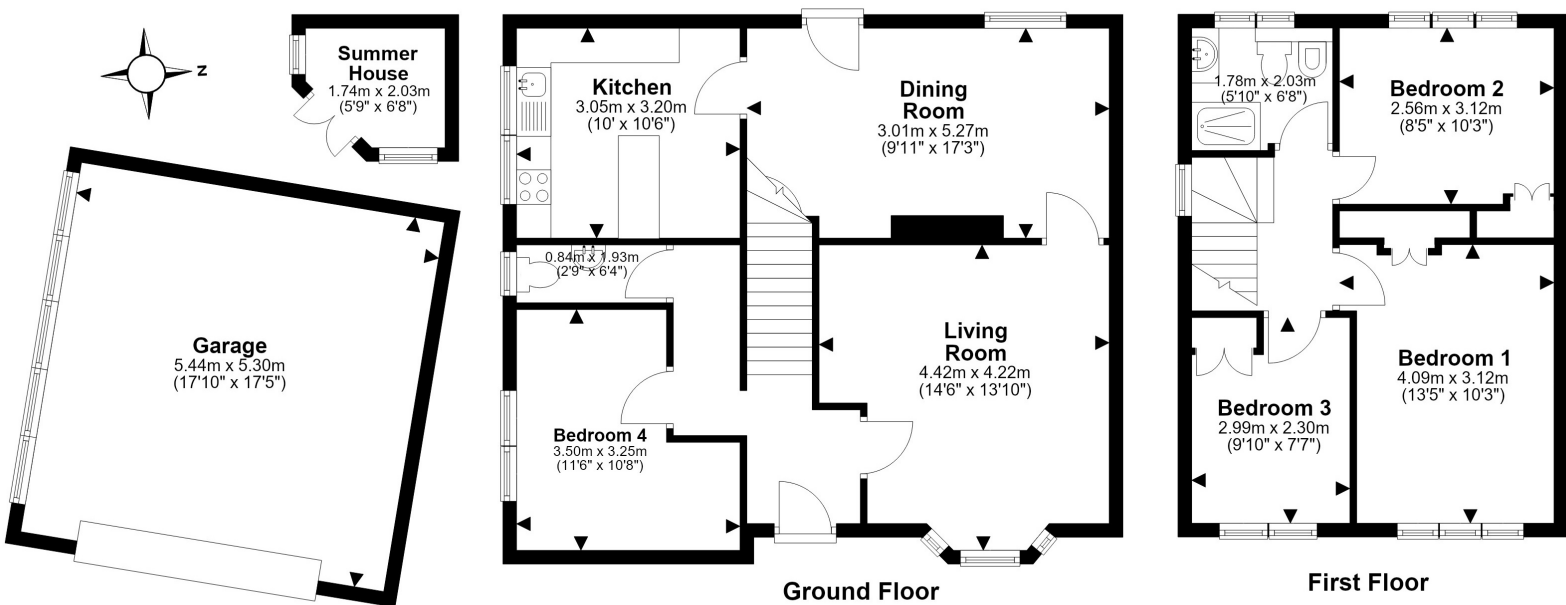


Location

The popular area of Corstorphine lies within easy reach of Edinburgh city centre and is renowned for its tree-lined streets, attractive green spaces, and excellent local amenities. A wide range of shopping facilities, cafés, restaurants, and everyday services can be found nearby, together with several sports clubs, the golf courses of Ravelston and Murrayfield, Murrayfield Stadium, and the Ice Rink. The area is also well placed for access to Corstorphine Hill, Edinburgh Zoo, and a selection of well-regarded schooling. Excellent public transport links include regular bus services, nearby tram stops providing direct access to the city centre and Edinburgh Airport, and Haymarket railway station, while convenient road connections lead to the City Bypass and the motorway networks serving the north, south, and west.







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

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation.

Council Tax band E

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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