










Offers Over
£175,000

15 Broomside Terrace

Corstorphine | Edinburgh | EH12 7LZ

A fantastic opportunity has arisen to purchase this impressive, main door upper villa well placed in the popular residential district of Corstorphine, close to a host of excellent amenities, schooling, and commuter links.

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



Description

Presented in true move-in condition, this attractive home is sure to appeal to first-time buyers and young families. The accommodation briefly comprises a welcoming entrance vestibule with staircase to the upper level, a bright and inviting hallway, and a spacious, light-filled reception room. The fitted kitchen offers a range of base and wall-mounted units, providing ample storage and workspace. The property further benefits from a generous principal bedroom with a large front-facing window, a well-proportioned second double bedroom with a fitted cupboard, 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 December 2025, double glazing throughout, and access to a useful attic space.



Extras

All fitted floor coverings will be included in the sale together with the hob and oven. The wardrobe in the main bedroom will also be included in the sale.

Gardens & Parking

There is a private front garden where there is the possibility to create a driveway. Subject to the necessary planning permission and lowering the curb. To the rear there is a section of private garden mainly laid to lawn and patio in addition to a shared drying green. Unrestricted on-street parking is available to the front and within the surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





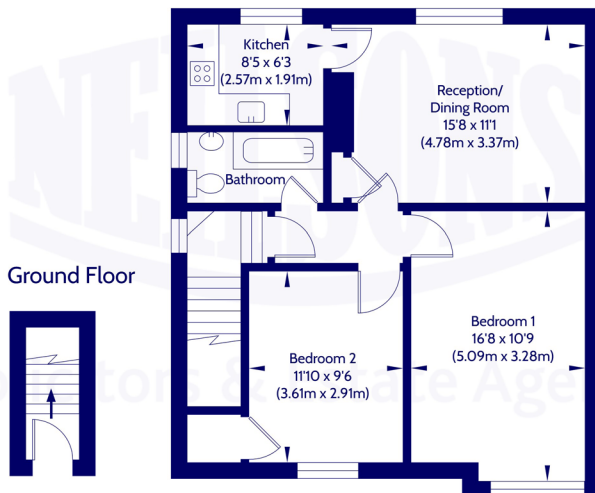
Location

The property is situated within the popular Corstorphine area of the city. Excellent day-to-day amenities are on hand together with a large Tesco Superstore and nearby Gyle Shopping Centre, which houses a good selection of high street retailers and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.



Approx. Gross Internal Floor Area 63 Sq M / 674 Sq Ft.

1st 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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