



Offers Over  
**£290,000**

## 46 Broomhall Gardens

Corstorphine | Edinburgh | EH12 7QD

A beautifully presented and thoughtfully extended semi detached villa, forming part of an established residential development located in the capital's popular Corstorphine area.

- 2 bedrooms
- 2 public rooms
- 1 bathroom
- Driveway and garage
- Private front and rear gardens
- EPC rating – C
- Council tax band- E



## Description

The property offers an excellent degree of flexibility and has been well maintained, including a new flat roof and boiler, making it an ideal home for growing families and professional couples looking to future proof.

The ground floor includes: an entrance hallway with stair to the upper level and built-in storage, spacious reception room which enjoys a bright south facing aspect and features laminate flooring, tasteful modern décor and coving, double doors open into a generously sized dining room with triple glazed windows looking out over the garden, the space is open plan to a contemporary kitchen which has been fitted with a wide variety of white base and wall mounted units, complete with coordinated worktops, splashback and an assortment of built-in appliances, many of which are less than a year old.

On the upper levels you have a good-sized principal bedroom with fixed storage, a second smaller double bedroom, main family bathroom with tiling to walls, attractive three-piece white suite, over-bath shower/splash screen. The accommodation concludes with a versatile attic room, which is currently being used as a home office by the existing owners.



## Extras

All integrated appliances, floor coverings, blinds and light fittings will be included.

## Gardens and Parking

To the front of the house a good sized monobloc driveway and single garage provide excellent off-street parking/ overspill storage. To the rear of the house is a well-kept fully enclosed private garden, which has a pleasant open feel and includes areas of lawn bordered by planted beds, and a paved seating area.

## Viewing

By appointment through Neilsons (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 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 95.86 Sq M / 1032 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.



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floor plan and further information.



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