



Solicitors & Estate Agents



Offers Over

£470,000

45 Broompark Road

Corstorphine | Edinburgh | EH12 7JZ

An exceptionally appealing extended semi detached bungalow, located on a peaceful residential street in the heart of Corstorphine and boasting a spectacular south facing garden.

-  4 bedrooms
-  2 public rooms
-  1 bathroom
1 shower room
-  Double driveway and single garage
-  Front and rear gardens
-  EPC rating – D
-  Council tax band- F



Description

A much-loved family home for many years, the property offers a flexible layout with excellent potential for further upgrading and modernisation to suit individual tastes. The generous and well-proportioned accommodation is complemented by a picturesque private garden, driveway and garage.

The well-preserved accommodation begins with a welcoming hallway, featuring a striking wrought iron balcony and timber staircase leading to the upper floor. The spacious reception room enjoys a carpeted floor, decorative coving and a focal fireplace, and flows semi-open plan into a light-filled dining/family area with versatile space and sliding doors providing direct access to the garden. Off the dining area lies a generous breakfasting kitchen, fitted with an excellent range of base and wall units, coordinated worktops, and space for a table and chairs. The ground floor is further served by two good-sized double bedrooms, a modern shower room with contemporary wet wall panelling, and a family bathroom fitted with splash tiling and a three-piece white suite.

Upstairs, there are two further bedrooms, both enjoying open views towards Corstorphine Hill to the north and the Pentland Hills to the south. An abundance of useful eaves storage completes the upper level.



Extras

All integrated appliances, light fittings, blinds, and curtain poles will be included.

Gardens and Parking

To the front of the house is a neat, well-stocked private garden, together with a double driveway and single garage, offering excellent off-street parking and additional storage. Undoubtedly one of the standout features of this wonderful home is the magnificent private garden to the rear, featuring an abundance of vibrant planted beds, colourful flowers, evergreen trees and a paved seating area. Benefiting from a sunny south-facing aspect, the garden enjoys a lovely peaceful feel and provides a wonderful space for relaxing and enjoying the outdoors.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

Corstorphine is a well-established and highly desirable district of West Edinburgh, centred around a historic village heart. It is particularly popular with families, offering an excellent choice of schools together with convenient transport connections in and out of the city. Local shopping is plentiful, ranging from independent shops and everyday services to larger supermarkets, while a short drive brings access to several retail parks and shopping centres. The area is rich in green space with family-friendly parks close at hand along with the charming woodland trails and sweeping views of the Corstorphine Hill Nature Reserve. A wide range of leisure facilities are nearby including private health clubs and several prestigious golf courses along with Edinburgh Zoo, adding to the attractions of the neighbourhood. Excellent bus services run regularly to the city centre and surrounding areas and Edinburgh International Airport, the City Bypass and the wider motorway network are all easily reached.





Approx. Gross Internal Floor Area 132.1 Sq M / 1422 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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