NEILSONS

Solicitors & Estate Agents

Fixed Price

£305,000

68 Broomhall Drive

Corstorphine | Edinburgh | EH12 7QR

This well-proportioned three-bedroom semi-detached villa is ideally situated within the highly sought-after Corstorphine district. Benefitting from excellent transport links, superb local amenities, and reputable schooling, the property offers an ideal home for families, while also presenting a great opportunity for buyers looking to put their own stamp on.

- 3 bedrooms
- 1 public room
- 1 bathroom
- Private gardens
- Garage & driveway
- EPC Band - C
- Council Tax Band - E

Description

The accommodation opens with an inviting entrance hallway. The lounge is a bright and airy bay-fronted room, featuring an electric fire and providing a comfortable living space. The kitchen is fitted with a range of freestanding white goods and benefits from partial tiling in splash areas. Additional features include an understairs storage cupboard housing the boiler (installed approximately 2-3 years ago), a pantry cupboard, and sliding patio doors leading directly to the rear garden.

Upstairs, the landing provides access to a partially floored attic via a Ramsay ladder. There are three bedrooms, including two good-sized doubles. The principal bedroom is front-facing and benefits from fitted wardrobes and cabinetry. Bedroom two is a sizeable rear-facing double with fitted wardrobe and shelving. Bedroom three is a large single, featuring an over-stairs cupboard and additional fitted storage, offering flexible use. The bathroom is mostly tiled, with tiled flooring and a corner shower.

Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the property enjoys a private rear garden with a slabbed patio for low maintenance and a pleasant aspect. To the front, the property sits on a corner plot with a well-kept garden laid to lawn and enhanced by mature plants. A single garage and driveway provide off-street parking.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine, and dishwasher, fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

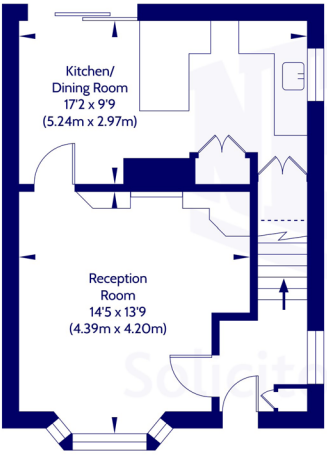
By appointment through Neilsons 0131 625 2222.

Location

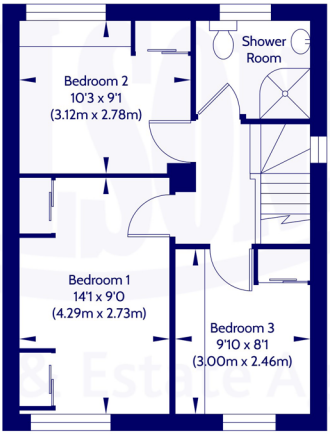
The property is located in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

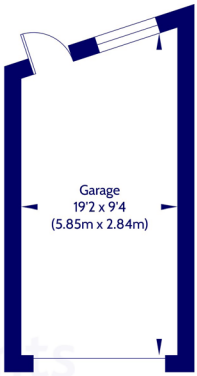
Approx. Gross Internal Floor Area 76 Sq M / 815 Sq Ft.

Ground Floor



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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