



Solicitors & Estate Agents



Offers Over

£285,000

82 Broomhall Crescent

Corstorphine | Edinburgh | EH12 7PQ

A well-proportioned and thoughtfully extended terraced house, enjoying a peaceful residential setting in Edinburgh's high amenity Corstorphine area.

-  3 bedrooms
-  2 public rooms
-  1 bathroom plus a WC
-  Driveway
-  Garden
-  EPC rating – D
-  Council tax band- E



Description

Presented in good decorative order throughout, the property benefits from off-street parking, a generous private garden, and flexible accommodation, making it an ideal choice for a growing family or professional couple seeking a home that can adapt to their future needs.

The house briefly comprises: entrance hallway with stair to the upper level and a convenient downstairs WC with scope to convert into a shower room (STC), comfortable front facing reception/dining room with coving, attractive focal fireplace and carpeted floor, semi open to a stylish dining kitchen which has been fitted with an excellent range of modern base and wall units, complete with coordinated worktops, an assortment of appliances and doors opening directly out to the rear garden.

On the upper level there is a spacious principal bedroom with fitted wardrobes, a further well-proportioned southeast facing double bedroom with impressive open views toward The Pentland Hills, a versatile single bedroom/study, and family bathroom with contemporary three-piece white suite, low maintenance wet wall panelling and over-bath drench shower.



Extras

All floor coverings, light fittings, integrated appliances and blinds will be included. The table in the kitchen can be included if requested.

Gardens and Parking

To the front of the house a driveway, bordered by hedgerow and planted beds, provides excellent off-street parking. To the rear of the house is a good sized southeast facing private garden, which is fully enclosed and comprises areas of lawn, patio

Viewing

By appointment through Neilsons (0131 625 2222).





Location

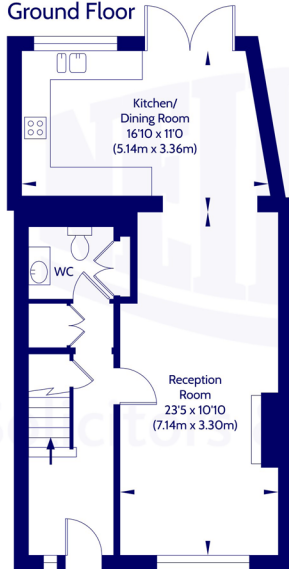
Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day-to-day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, 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.



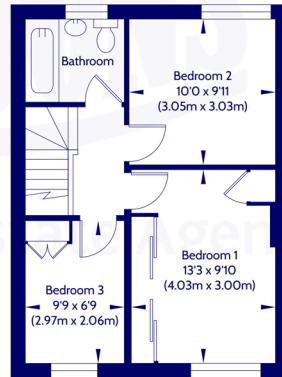


Approx. Gross Internal Floor Area 91 Sq M / 978 Sq Ft.

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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