



Solicitors & Estate Agents



Offers Over
£290,000

36 Broomhall Road

Corstorphine | Edinburgh | EH12 7PD

Superb opportunity has arisen to acquire this lovely and generously proportioned three-bedroom semi-detached extended villa, quietly tucked away within the sought-after Corstorphine district. Conveniently located close to fantastic local amenities, reputable schooling, and excellent transport links, the property offers flexible accommodation across three levels and is particularly well suited to growing families.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms
- Attic room
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - E



Description

The accommodation begins with a welcoming entrance vestibule leading into the hallway, with a double cloak/utility cupboard providing useful additional storage. The bright and airy lounge features an electric fireplace and handy understairs cupboard before flowing naturally through to the dining area. The well-appointed kitchen is fitted with a range of integrated and freestanding white goods and benefits from a combination of splash panelling and tiling for easy upkeep. A new boiler was installed in September 2024. The dual-aspect dining room provides an excellent space for family meals and entertaining, with plenty of natural light and room for a good-sized dining table and chairs. The principal bedroom occupies the former garage conversion and benefits from both front and rear access, creating a versatile and self-contained feel. There is ample room for bedroom furniture together with a private en-suite shower room featuring a corner shower cubicle, partial wall panelling, and a heated towel rail. The first-floor landing leads to two further comfortable double bedrooms. Bedroom two enjoys a front-facing aspect, twin windows, and fitted wardrobes whilst bedroom three has a peaceful rear outlook and its own en-suite shower room with panelled surround and heated towel rail. Both bedrooms offer plenty of space for freestanding furniture and flexible layouts. A further well-kept shower room completes the first-floor accommodation, featuring a single shower cubicle, partial wall panelling, and heated towel rail. The property also benefits from a fully floored and lined attic, complete with eaves storage and a large cupboard. With impressive views towards Corstorphine Hill, this versatile space could lend itself to use as a children's playroom, home office, hobby space, or additional storage, subject to any necessary consents.

Further benefits include gas central heating and double glazing.



Gardens & Parking

The private rear garden offers a lovely outdoor space with a generous lawn, slabbed patio, summer house with power, and a useful shed. There is also a driveway providing off-street parking for two cars, together with an outdoor tap.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, and hood, freestanding fridge-freezer, dishwasher, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

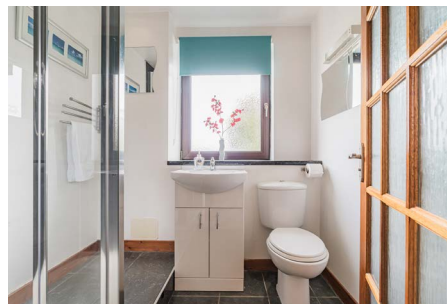
By appointment through Neilsons 0131 625 2222.





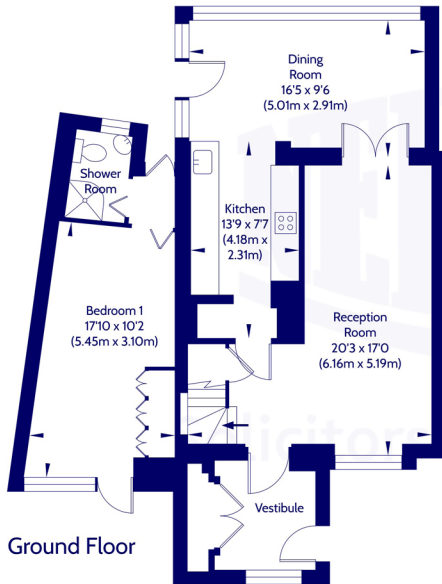
Location

The property is located in a peaceful residential area with no through-traffic in the ever-popular suburb of Corstorphine, which lies to the west of Edinburgh city centre. Many local shops and services are on hand with a Tesco and Lidl supermarkets within easy reach. Close by, The Gyle Shopping Centre and Hermiston Gait 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 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.

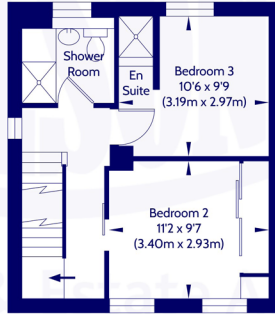




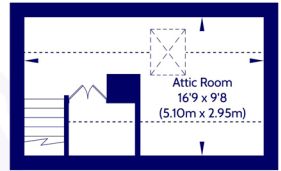
Approx. Gross Internal Floor Area 113 Sq M / 1224 Sq Ft.



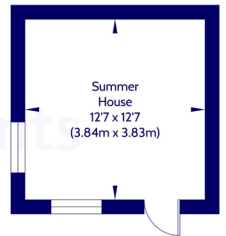
Ground Floor



1st Floor



2nd 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.



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