NEILSONS

Solicitors & Estate Agents



Offers Over

£290,000

3 Broomhall Place

Corstorphine | Edinburgh | EH12 7PE

This appealing three-bedroom terraced villa is situated within the highly sought-after residential district of Corstorphine, offering well-proportioned accommodation over two levels and an excellent opportunity for families, first-time buyers and professionals alike. The property benefits from a convenient location, with a wealth of local amenities, reputable schooling and excellent transport links readily accessible.

- 3 Bedrooms
- 1 Public Room
- 1 Bathroom
- On-Street Parking
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - E



Description

The accommodation opens into an entrance hallway with staircase to the upper level. The bright and welcoming lounge enjoys a front-facing aspect and offers ample space for everyday living. To the rear, a spacious dining area benefits from glazed French doors providing direct access to the rear garden. The open plan kitchen is fitted with a range of wall and base units, together with integrated appliances.



On the upper floor, there are three well-proportioned bedrooms, comprising two generous double rooms, both with built-in storage, and a good-sized single bedroom which would also make an ideal home office or nursery. Completing the accommodation is a family bathroom fitted with a three-piece white suite and thermostatic shower over the bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher and washing machine. The curtains can be made available by separate negotiations.

Gardens & Parking

Externally, the property benefits from a fully enclosed rear garden featuring a decked seating area, lawn and established apple trees, providing an ideal space for relaxing and entertaining. The garden can also be accessed via a shared rear passage, providing convenient access for garden waste. To the front, there are well-maintained garden grounds with potential to create a private driveway, subject to the necessary permissions. Ample on-street parking is also available to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 525 2222).









Location

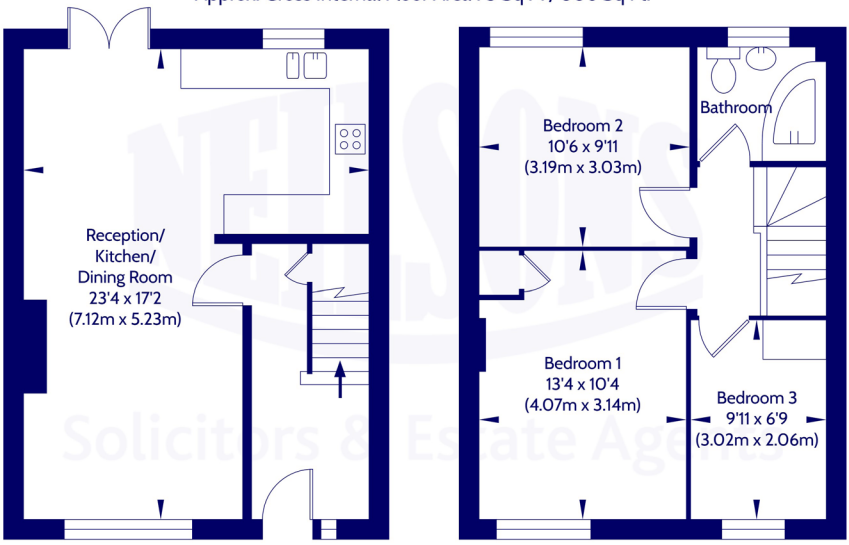


Situated in the much-sought-after and high-amenity suburb of Corstorphine, the property is within easy walking distance of local shops catering for day-to-day needs, with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine offers a wealth of local shops and services, together with cafés, restaurants and takeaways, while the nearby Gyle Centre provides a wider selection of high street stores. Highly regarded local schooling is available from nursery to secondary level, and there is an excellent range of recreational facilities close at hand, including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve.



Regular bus services provide convenient access to the city centre and surrounding areas, while South Gyle tram stop and South Gyle railway station are both within close walking proximity, offering excellent transport links, including convenient connections to Edinburgh Airport. By car, the City Bypass and Central Motorway Network are also readily accessible.

Approx. Gross Internal Floor Area 75 Sq M / 806 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.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year