



27 Broomhall Park
CORSTORPHINE | EDINBURGH | EH12 7PU


warners
solicitors & estate agents



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Warners are pleased to present this beautifully presented two-bedroom semi-detached villa, set within the highly desirable area of Corstorphine. Presented in true move-in condition, the property offers stylish interiors, a private multi-car driveway and a superb south-facing rear garden, making it an ideal purchase for first-time buyers or young families. The accommodation begins with a welcoming hallway featuring contemporary wood flooring and useful under stair storage. The generously proportioned dual aspect lounge/dining room is filled with natural light from a large south-facing window and provides an excellent space for both relaxing and entertaining. To the rear, the contemporary kitchen offers a modern range of wall and base units, attractive worktops and integrated appliances including oven, hob, hood, dishwasher and washing machine. Upstairs, there are two spacious double bedrooms, both benefiting from built-in storage, with the second room offering flexibility as a home office if required. A modern three-piece family bathroom completes the upper level, while the loft provides additional storage and potential for conversion subject to the necessary permissions. Further benefits include double glazing and gas central heating. Externally, the property boasts a private driveway to the front and a sizeable, fully enclosed south-facing rear garden, offering excellent privacy and potential for future extension, subject to the appropriate consents. With superb local amenities and transport links nearby, this is a fantastic opportunity in a sought-after location.

Main Accommodation

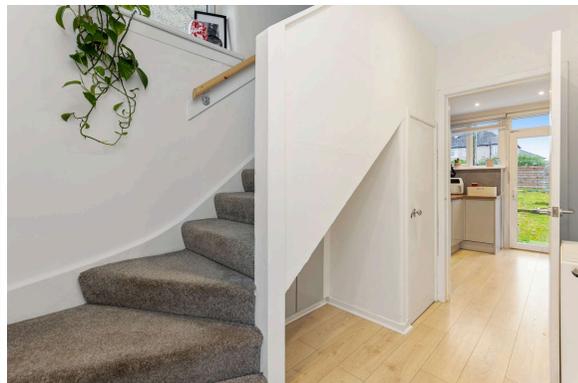
- Welcoming entrance hallway with under stair storage
- Bright and spacious dual aspect lounge/dining room
- Contemporary kitchen with integrated appliances
- Two double bedrooms with integrated storage
- Modern three-piece family bathroom with stylish three-piece suite, shower over bath
- Double glazing and gas central heating
- Loft storage
- Private multi-car driveway
- Fully enclosed south-facing rear garden

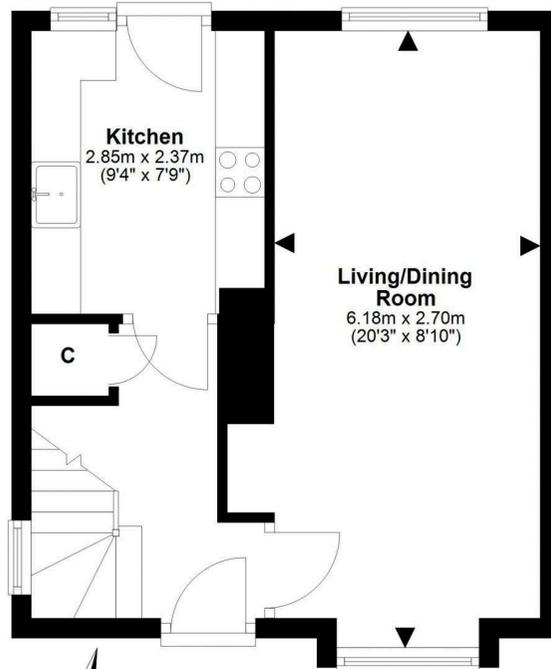
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



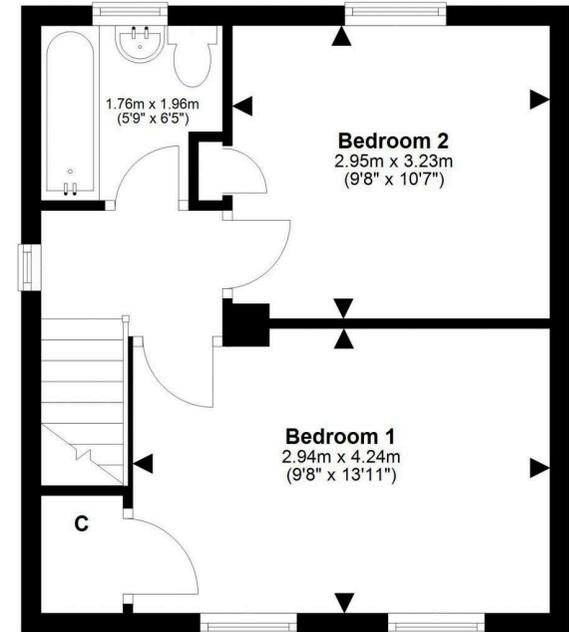
Included: All fixtures, fittings and kitchen appliances will be included in the sale while other items of furniture can be available with separate negotiation. EPC: D. CT: D.

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.