



18 Broomhall Park,, Edinburgh, EH12 7PU



Welcome

Welcome to Broomhall Park, this attractive three bedroom semi-detached villa offering bright, flexible family accommodation arranged over two levels, this well-presented home benefits from a private driveway, single wooden garage along with gardens to the front and to the rear. Broomhall Park forms part of a peaceful and established residential area within Corstorphine, making this home an ideal choice for a professional person/ couple, investor or small family seeking a lovely home in an excellent location. The property is within walking distance of local shops, cafes, and supermarkets, with a wide range of retail outlets available at The Gyle and Craighleith Retail Park. Schooling is well regarded at both primary and secondary level, and leisure options include Corstorphine Hill, Edinburgh Zoo, and local sports clubs. Regular bus services and nearby tram stops provide swift access to the city centre and Edinburgh Airport. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Living/dining room
- Fully fitted kitchen
- Three bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Attic storage
- Gas central heating
- Double glazing
- Single garage and driveway
- Private gardens to the front and rear
- On street parking available







Corstorphine

Situated in the highly 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 wide 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.

Extras

Items included in the sale include light fittings, window coverings, floor coverings, white goods, and garden shed.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

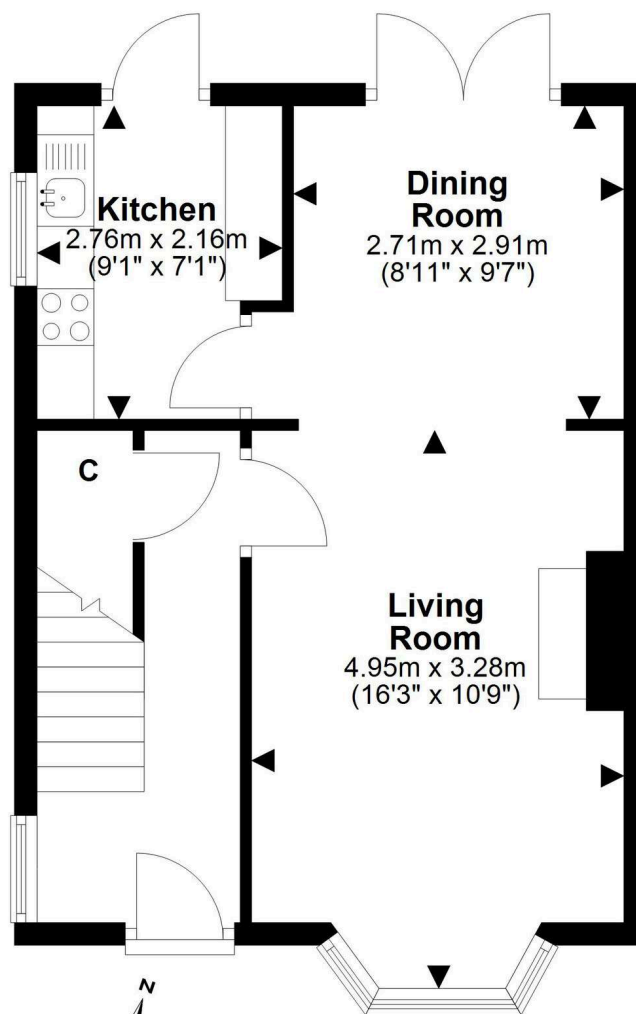
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

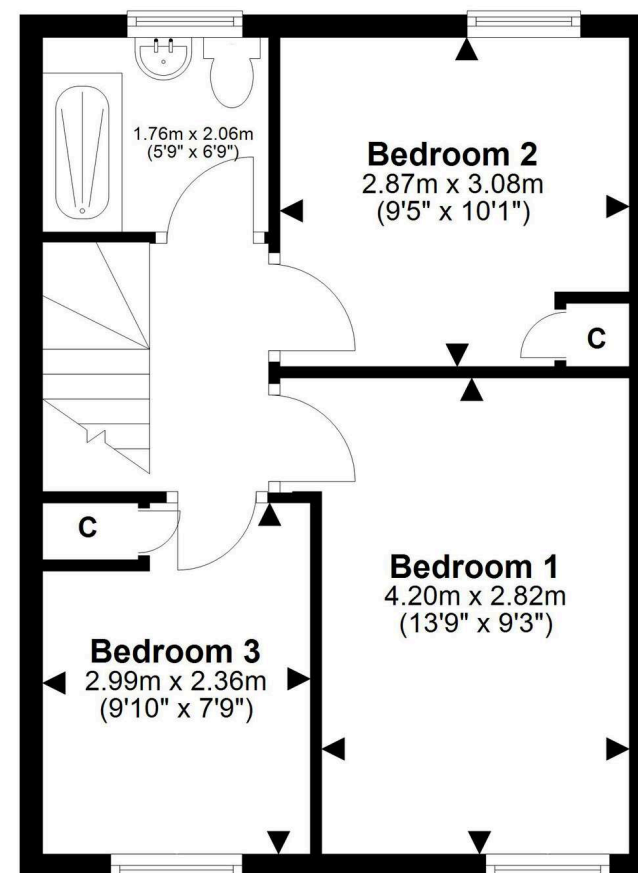
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.