



Offers Over
£275,000

6 Broomhall Park

Corstorphine | Edinburgh | EH12 7PU

Neilsons are delighted to market this extended semi-detached house, making the ideal purchase for professionals or young families, boasting off street parking and private gardens. Located in the popular area of Corstorphine which offers all amenities and excellent transport links around the city.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation in brief comprises; welcoming entrance hallway with useful under stair storage, light and airy reception room, spacious sun room with door accessing rear garden, fitted kitchen with a range of base and wall mounted units with appliances, well proportioned principal bedroom with a large cupboard space, good sized second double bedroom with mirrored fitted wardrobes and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, ovens, dishwasher and washing machine. The shed in the garden will also be included in the sale.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the rear. The landscaped garden is easily maintained with areas of patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage.

Viewing

By appointment through Neilsons 0131 625 2222.





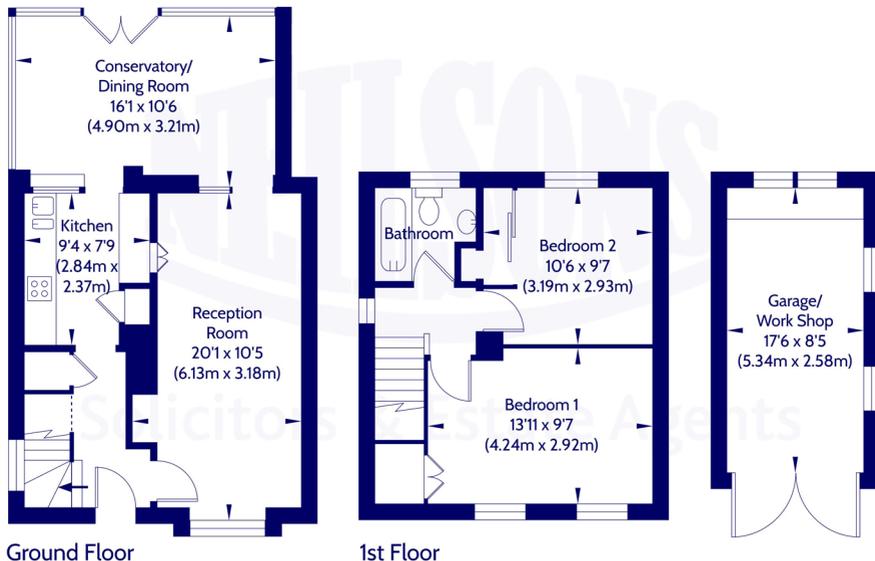
Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.





Approx. Gross Internal Floor Area 78 Sq M / 844 Sq Ft.



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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