



Offers Over

£275,000

19 Broomhall Terrace

Corstorphine | Edinburgh | EH12 7PX

This immaculate, truly stunning extended semi-detached villa with private gardens and driveway, is quietly situated within the popular district of Corstorphine, close to excellent local amenities and transport links. Presented to the market in true move-in condition, the property would undoubtedly appeal to the professionals or families and internal viewing is highly recommended.

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



Description

In brief the accommodation comprises; welcoming entrance hallway with useful storage cupboards, spacious and bright reception room with gas fireplace, stunning fitted kitchen with integrated appliances, kitchen island and bi-folding doors to rear garden, good size utility room, generously proportioned twin windowed principal bedroom with large fitted cupboard, a further good sized double bedroom, and contemporary family bathroom with three-piece suite and rainfall shower over bath. Further benefits include gas central heating (new boiler installed 2022) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. The washing machine and tumble dryer in the utility room will also be included in the sale.

Gardens & Driveway

To the front lies a double driveway providing off-street parking. The private garden to the rear has been well maintained and is mainly laid to lawn with patio areas. The ideal space for outside dining and relaxing!

Viewing

By appointment through Neilsons 0131 625 2222.



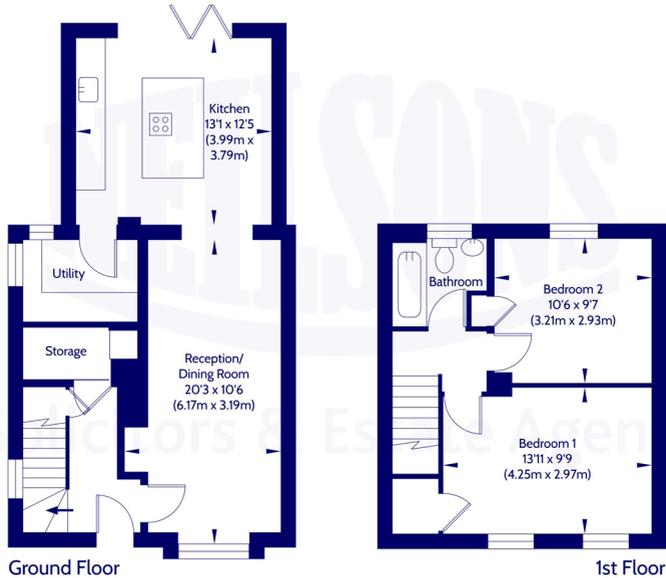


Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.



Approx. Gross Internal Floor Area 78.67 Sq M / 847 Sq Ft.



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.



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

