



Solicitors & Estate Agents



52 Broomfield Crescent

Corstorphine | Edinburgh | EH12 7LT

A fantastic opportunity has arisen to purchase this beautiful, extended main door double upper villa with lovely, well-kept private gardens to the side and rear, together with a private driveway. Pleasantly situated within a quiet cul-de-sac setting in the popular residential area of Corstorphine, close to good local amenities and excellent transport links with a nearby Tram stop providing quick and frequent access to the city centre and airport.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Driveway
-  Side and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Immaculately upgraded by the present owner to an exceptionally high standard, this impressive home offers stylish, contemporary accommodation, ideal for growing families seeking a well-appointed home in a highly desirable location. The accommodation comprises an inviting entrance vestibule with stairs and welcoming hallway, leading to a stunning modern fitted kitchen with peninsula, flowing seamlessly into the open-plan dining/reception area. A beautifully presented, light-filled reception room offers versatile living space and could readily be adapted to create an additional bedroom, complemented by a good sized storage cupboard and laundry room. The generous principal bedroom benefits from fitted wardrobes, and a contemporary four-piece shower room completes the first-floor accommodation. Upstairs, there are two further well-proportioned bedrooms, with the third bedroom benefiting from fitted wardrobes and useful eaves storage, alongside a sleek, fully tiled modern shower room. Further benefits include gas central heating and double glazing.



Extras

The Perfect Fit blinds installed in every room on the first floor will be included in the sale together with the double curtains in bedroom two and the integrated VELUX blind in bedroom 3. The wardrobes in the two bedrooms will also be included.

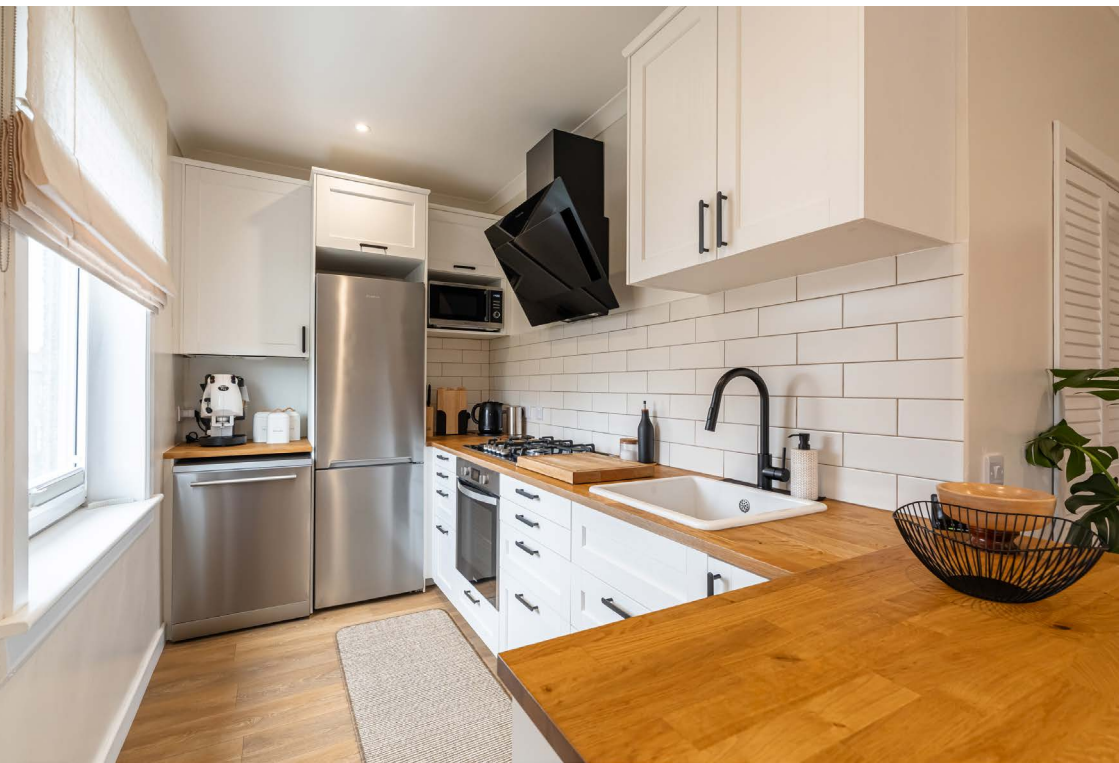
At present, the following items may also be available to purchase separately: the made-to-measure Roman blinds, TV unit, three-seater sofa, armchair, dining table and chairs, kitchen cupboard and display cabinet set, two office desks and chair, Samsung extra-slim TV, Hisense TV, and bedroom bedside tables.

Gardens & Driveway

A particular highlight of this impressive property is the superb, beautifully maintained garden extending to the side and rear. The side garden is a larger more sociable space for entertaining and for children to play, whilst the rear has a lovely, peaceful feel to relax and unwind. Thoughtfully landscaped for ease of maintenance, the garden features attractive areas of patio, decorative stone and lawn, complemented by established shrubs and sheds. To the front, a gated private driveway provides convenient off-street parking.

Viewing

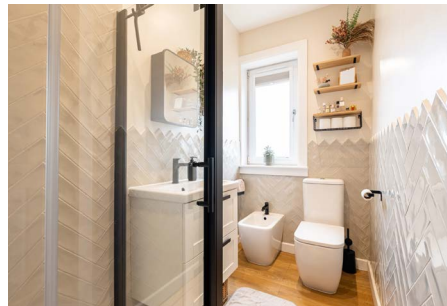
By appointment through Neilsons (0131 625 2222).





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 and the M8 with links to Glasgow and Livingston, the Queensferry Crossing and Edinburgh's International Airport. There is also a nearby tram stop and multiple bus stops, providing excellent public transport links close at hand. Schooling is well represented in the area with both primary and secondary schools located within close proximity to the property.



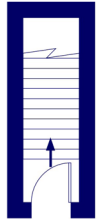


Approx. Gross Internal Floor Area 90 Sq M / 975 Sq Ft.

1st Floor



Ground Floor



2nd 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.



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

