










Offers Over

£245,000

10 Broomhall Park

Corstorphine | Edinburgh | EH12 7PU

This bright, well proportioned 2-bedroom semi-detached villa with driveway and detached single garage (approx. 3 years old) forms part of a sought after residential estate within the desirable Corstorphine district of the city, conveniently positioned within easy reach of excellent amenities, reputable schooling and transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway and Detached garage
-  EPC Rating – E
-  Council Tax Band - D



Description

The property would now benefit from modernisation and refurbishment providing a fantastic opportunity for a buyer to create a bespoke home in an excellent location. With excellent potential on offer and scope for further development, subject to the necessary permissions being granted, the property comprises; entrance hallway with staircase leading to the upper floor with understair storage cupboard. There is a 20ft dual aspect lounge/diningroom, a kitchen with direct access to the back garden, two good sized double bedrooms upstairs together with the bathroom with three piece suite and shower. In addition, the property has a part-floored attic, a gas central heating system and double glazed window units and it should be noted that a new garage was erected circa 2023 with an electric door, double glazed window, power and light.



Extras

The property shall be sold as seen.

Externally

To the front of the house is a garden laid to lawn with a hedge border and a driveway to the side leading to the detached single garage. The rear garden is a good size with paved patio, expanse of lawn housing the garden shed and greenhouse.

Viewing

By appointment with Neilsons on 0131 625 2222.





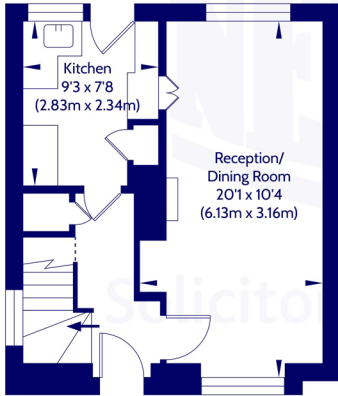
Location

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.

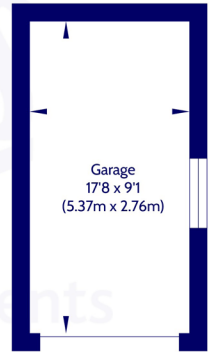
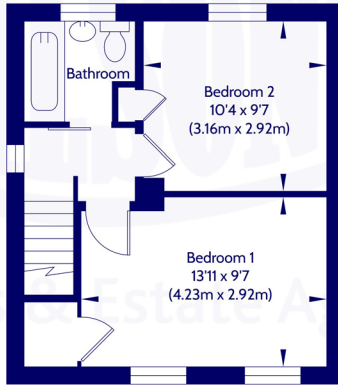


Approx. Gross Internal Floor Area 62.05 Sq M / 668 Sq Ft.

Ground Floor



1st Floor



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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