










Offers Over

£305,000

58 Broomhall Drive

Corstorphine | Edinburgh | EH12 7QP

This semi detached villa with private gardens, driveway with electric gates is situated within a sought-after residential area of Corstorphine, close to good local day to day amenities and well placed for commuting. The property is presented to the market in move in condition and would undoubtedly appeal to professionals and families.

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



Description

The hallway boasts a staircase and storage facilities for convenience. Moving from the hallway, you'll find the reception area at the front, featuring a bay window and a built-in electric fireplace. Double doors lead to a modern dining kitchen equipped with sleek white gloss wall and base units, complemented by a solid worktop. The kitchen also includes built-in appliances, such as an eye-level oven, and features spotlights with glass doors opening to the rear garden. The principal bedroom offers a front aspect, adorned with a feature wall design and a spacious built-in wardrobe. There's a double bedroom with a pleasant rear aspect and built-in wardrobes, as well as a smaller double bedroom with additional storage space. The bathroom features a fully tiled three-piece white suite along with a thermostatic shower for added comfort.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

A private driveway to the front is accessed via an electric gate to allow for secure off street parking, with additional on street parking available for visitors. The front of the property is bordered with secure fencing around the perimeter, to the rear is a private enclosed garden, accessed via the dining area, it leads to a large patio making this an ideal place for outside entertaining. Beyond the patio is a raised lawn, adorned with flower beds for a safe, yet highly decorative area for children and pets. To the far end is a large lock up shed, great for additional storage requirements.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

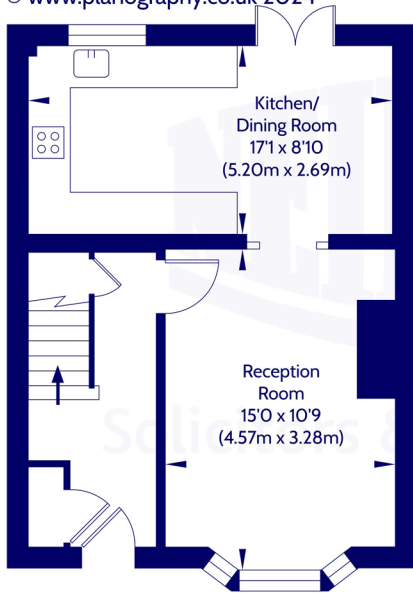
The property is located in the highly sought after Corstorphine area of Edinburgh. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible together with the Gyle Shopping Centre. Excellent shopping facilities can be found close by which include a Tesco Extra along with a good selection of local shops, banks, beauty salons and restaurants. The property is also conveniently positioned to take advantage of the excellent commuter links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. A frequent bus service provides quick and easy access into the City Centre, Edinburgh Airport and surrounding areas. Excellent schooling is available close by from nursery to secondary education.



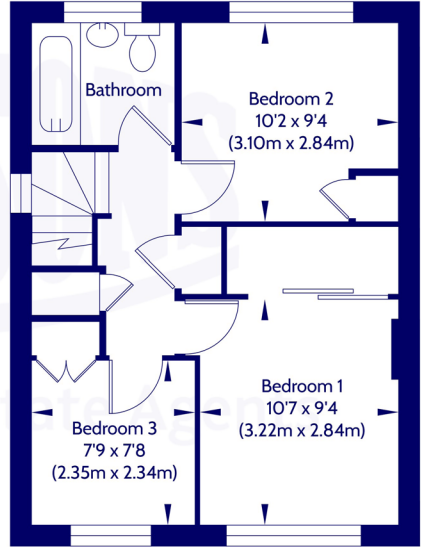
Approx. Internal Area 75.44 Sq M / 812 Sq Ft.

Not to scale. For identification only.

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Ground Floor



First Floor

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.



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