



Solicitors & Estate Agents










Offers Over

**£275,000**

## 35 Broomhall Road

Corstorphine | Edinburgh | EH12 7PW

This impressive semi-detached villa with private gardens, driveway and garage 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 first time buyers, professionals and young families.

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



## Description

The well presented accommodation in brief comprises; welcoming entrance hallway with useful under stair storage, light and airy reception/dining room with windows to front and back providing excellent natural light, stylish fitted kitchen with a range of base and wall mounted units, and spacious conservatory with door accessing rear garden. Finally to the upper level, there are three good sized bedrooms with fitted wardrobes/ cupboard, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (boiler installed 2019), double glazing and good storage.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine, fridge/freezer and tumble dryer.

## Gardens, Garage & Driveway

There is a neat easily maintained garden to front and monoblock driveway providing useful off-street parking for multiple vehicles leading to garage. To the rear there is a fully enclosed garden mainly laid to lawn and patio, creating the perfect haven for children to play and for outside dining/relaxing.

## Viewing

By appointment through Neilsons 0131 625 2222.



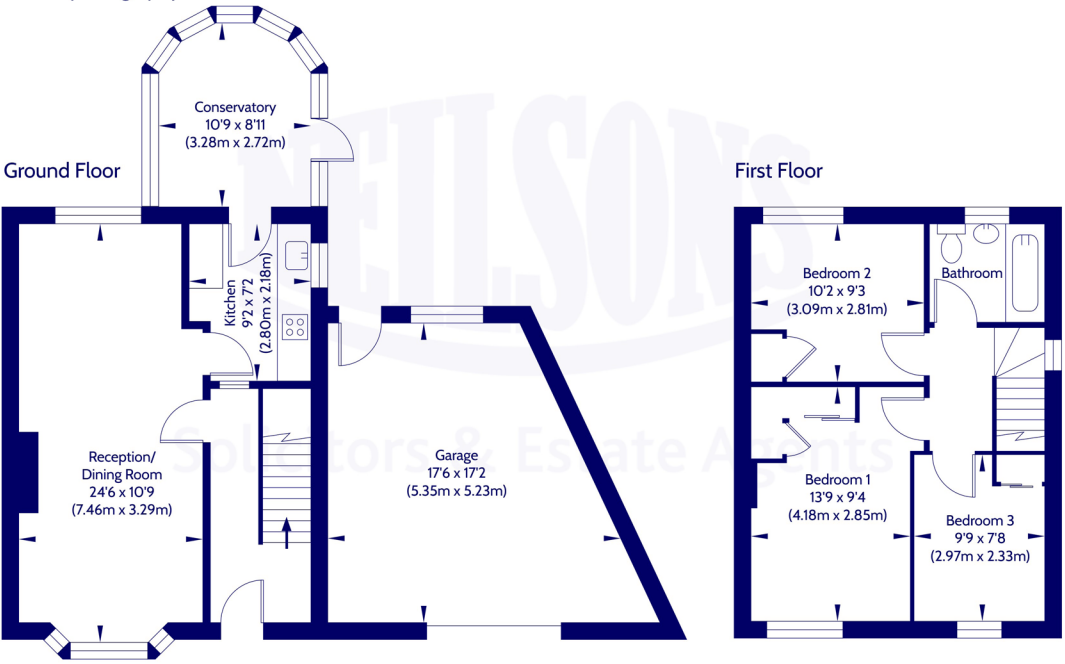




## Location

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.





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
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

