










Offers Over

**£249,995**

## 71 Broomhall Crescent

Corstorphine | Edinburgh | EH12 7PG

Neilsons are delighted to offer to the market this impressive, extended 3 bedroom terraced villa benefiting from a private south-facing rear garden together with a front garden incorporating a driveway for 2 cars. Quietly positioned within the sought after Corstorphine district of the city, close to excellent amenities, reputable schooling and superb commuting links.

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



## Description

Offered to the market in true move-in condition, this lovely home shall undoubtedly appeal to the professionals or young families and merits internal viewing to be fully appreciated. The light and stylish accommodation comprises entrance hallway with under-stair storage with carpeted staircase leading to the upper floor. There is a delightful lounge with feature fireplace enjoying a lovely aspect over the rear garden, with French doors providing direct access. There is an open plan dining room together with a modern fitted kitchen with ample wall and base units with built-in hob/oven/hood, integrated dishwasher and washing machine. Further door to garden. Completing the downstairs accommodation is the 3rd bedroom, currently utilised as a home office, offering a great deal of versatility. Upstairs leads to the two generous double bedrooms, both fitted with built-in wardrobes and additional storage. The family bathroom comprises of a white three piece suite with electric shower over bath. Further benefits include gas central heating with combi boiler, double glazing and a security alarm.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood and integrated appliances (washing machine and dishwasher). The electric fire in the lounge shall also be included.

## Gardens and driveway

There is a large garden located to the front incorporating a driveway, suitable for two cars. The fully enclosed rear garden, benefits from a sunny south-facing aspect with decked patio and lawn with attractive mature borders. The garden shed shall be included in the sale.

## Viewing

By appointment with Neilsons on 0131 625 2222.



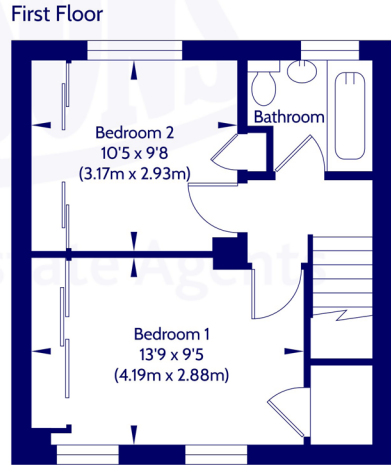
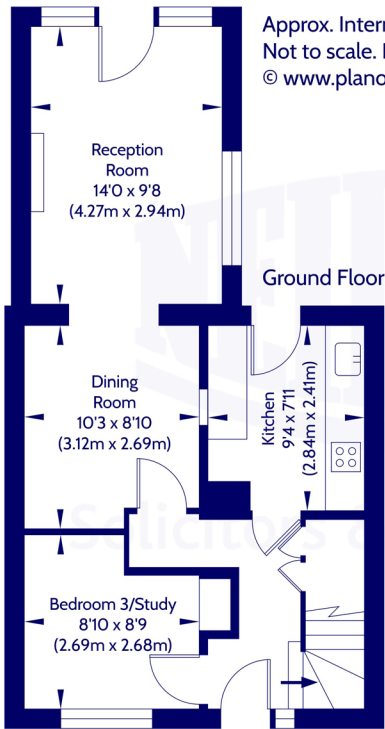


## Location

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.



Approx. Internal Area 75.36 Sq M / 811 Sq Ft.  
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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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**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

