











Offers Over

**£225,000**

## 43 Broomhall Gardens

Corstorphine | Edinburgh | EH12 7QB

This spacious and bright semi-detached villa with beautifully maintained private gardens, driveway and garage, is quietly situated within the popular district of Corstorphine, close to excellent local amenities and transport links. Early viewing is highly recommended.

-  2 bedrooms
-  1 Public room
-  1 bathroom
-  Conservatory
-  Private gardens
-  Driveway Garage
-  EPC Band - E
-  Council Tax Band - D



## Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned dual-aspect lounge with fireplace and sliding doors to fantastic sized conservatory which in turn leads to the private rear garden, fitted kitchen also providing access to the conservatory, light and airy principal bedroom with twin windows and fitted wardrobes, second well proportioned double bedroom with fitted storage and bathroom with three-piece suite. Further benefits include double glazing, electric heating, solar panels, alarm & CCTV system and access to floored attic with light providing excellent storage facilities.



## Extras

All fitted floor coverings, blinds and curtains will be included in the sale together with the gas hob, oven, integrated dishwasher, integrated microwave, integrated tumble dryer and washing machine.

## Gardens, Garage & Driveway

To the front of the property, there is a paved garden with sizeable driveway providing access to the garage with power/light. A real feature of this property is the fantastic sized, beautifully maintained private garden to the rear which has an area of lawn, chipstones and patio. The garden shed will also be included in the sale with power and light.

## Viewing

By appointment through Neilsons 0131 625 2222.





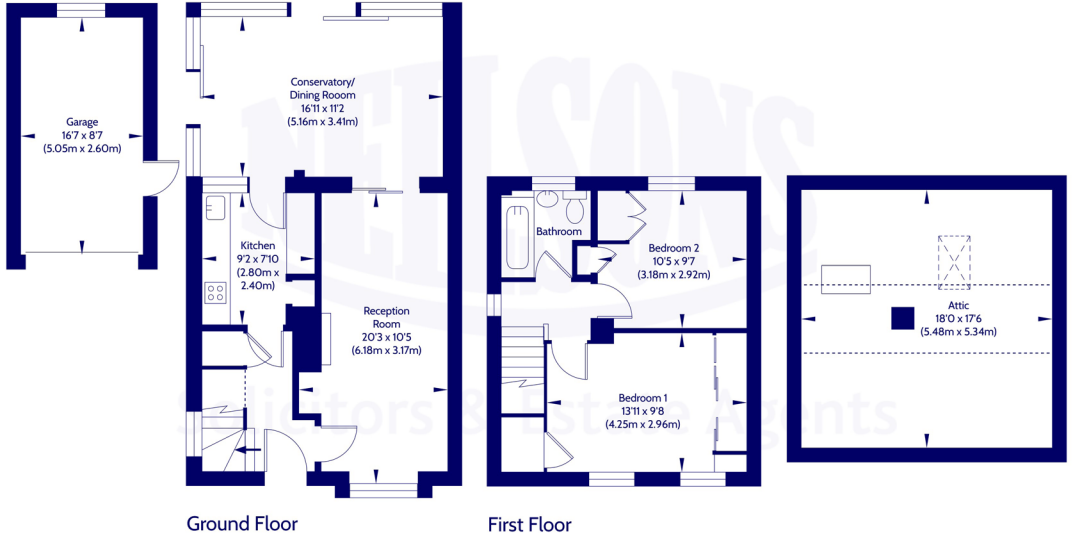
## Location

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 linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 81.84 Sq M / 881 Sq Ft.



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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