










Offers Over

£265,000

29 Broomhall Place

Corstorphine | Edinburgh | EH12 7PE

A fantastic opportunity has arisen to purchase this extended two bedroom semi-detached villa pleasantly positioned within a sought-after residential pocket of Corstorphine. Nearby excellent amenities, commuting links and reputable schooling, the property will undoubtedly appeal to growing families. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Garage and driveway
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; welcoming entrance vestibule, hallway with useful downstairs storage, bright and airy lounge with a gas fireplace, modern fully-fitted kitchen/diner with a range of integrated and freestanding white goods, tiling in splash areas, sliding patio doors and a pleasant dual-aspect. Ground floor W/C, first floor landing, first generous double bedroom with a front-facing aspect, twin windows and fitted wardrobes, second sizeable double bedroom with an integrated cupboard and room for freestanding furniture, partially-tiled shower room with a heated towel rail, and a fully floored and lined attic room, with a Velux window, offering flexible use.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge, freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The lovely private rear garden consists of a wooden deck with artificial turf allowing for a low maintenance upkeep. For the car owner, there is a single garage accessed via a shared lane as well as a driveway to the front of the property for secure off-street parking. There is also unrestricted on-street parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

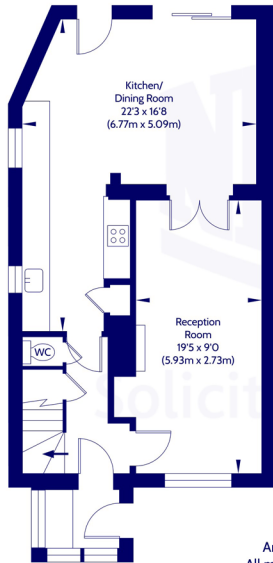
The property is situated within the popular Corstorphine area of the city. Excellent day-to-day amenities are on hand together with a large Tesco Superstore and nearby Gyle Shopping Centre, which houses a good selection of high street retailers and services. Edinburgh Business Park and the new Royal 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.



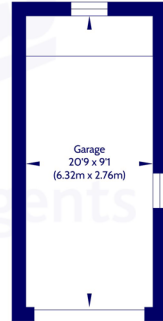
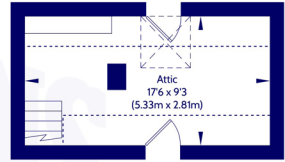
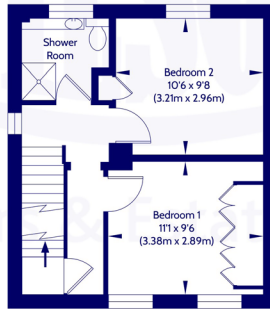


Approx. Gross Internal Floor Area Incl. Attic 92.69 Sq M / 998 Sq Ft.

Ground Floor



First 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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