










Offers Over

£300,000

69 Broomhall Road

Corstorphine | Edinburgh | EH12 7PP

A significantly extended semi-detached house offering beautifully presented accommodation in move-in condition benefitting from a large south-facing garden, close to excellent local amenities and transport links.

-  3 Bedrooms
-  2 Reception Room
-  2 Bathrooms
-  Private gardens
-  Driveway
-  EPC Rating – C
-  Council Tax Band – E



Description

This attractive property has been significantly upgraded by the present owner and now offers generously proportioned and flexible accommodation which is sure to suit a variety of purchasers. The front door opens to an entrance hallway with useful built-in storage space, the reception room to the front of the house has a contemporary fireplace with living flame fire and offers the ideal space to relax and unwind, it is open plan to the second generous reception room over looking the garden to the rear. This multi-purpose space offers ideal dining room and family room space, the perfect setting for both family life and entertaining and is split-plan to the modern fitted kitchen which has integrated appliances and ample storage. A door leads to the rear hallway with door to the garden and access to the 3rd double bedroom with walk-in wardrobe/ dressing room and a family bathroom with modern white suite, over bath shower and attractive wet wall panels. Upstairs there are two generous double bedrooms and a shower room with white suite. An access stair from the front bedroom leads to a fully floored and lined attic space with velux window which could be converted to further living space subject to the usual consents. Benefits include gas central heating and full double glazing.



Extras

The integrated kitchen appliances, carpets and floor coverings, light fittings and window blinds are all to be included in the sale.

Gardens and Drive

The house benefits from good sized private gardens to both the front and rear. The generous rear garden enjoys a sunny south facing aspect and offers a safe and enclosed space for children or pets to play and is the ideal spot for al-fresco dining during the warmer months. It is predominantly laid to lawn with a suntrap patio area and two garden sheds ideal for storage of garden furniture and equipment. To the front, the house is set well back from the street with an attractively landscaped low-maintenance garden and driveway, providing ample off street parking, with further unrestricted parking available on the street.

Viewing

Please contact Neilsons on 0131 625 2222





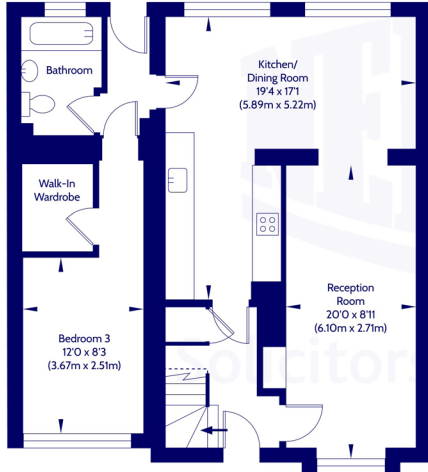
Location

The property is located in a peaceful residential area with no through-traffic in the ever-popular suburb of Corstorphine, which lies to the west of Edinburgh city centre. Many local shops and services are on hand with a Tesco and Lidl supermarkets within easy reach. Close by, The Gyle Shopping Centre and Hermiston Gait offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

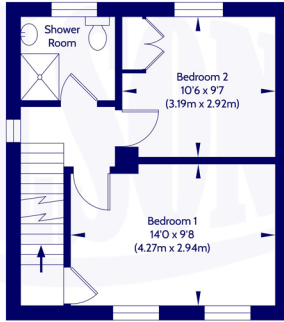




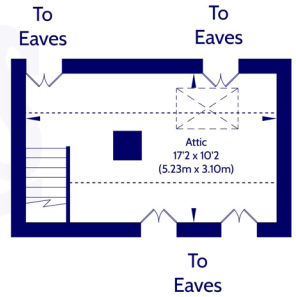
Approx. Gross Internal Floor Area 104.86 Sq M / 1129 Sq Ft.



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.



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