








Offers Over
£175,000

84 Broomhall Avenue

Corstorphine | Edinburgh | EH12 7NS

Well presented main door upper villa, quietly situated in the popular residential district of Corstorphine, close to excellent local amenities and transport links. With the added benefit of private gardens and a driveway, this property is sure to appeal to first time buyers and professionals.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Private gardens to side and rear
-  Driveway
-  EPC rating – C
-  Council tax band - C



Description

From a main front door, steps lead up to the first floor and the accommodation briefly comprises entrance hallway, a bright lounge with shelved cupboard, well laid out kitchen with a range of wall and base units with co-ordinated worktops, two bedrooms with the second bedroom benefitting from a deep storage cupboard and a modern bathroom with overhead rainfall shower. A ramsay ladder leads to the attic which offers potential to extend, subject to the necessary planning permissions.

The property further benefits from gas central heating and double glazing (new windows and frames were installed in February 2024 in the lounge, kitchen and both bedrooms).



Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, integrated dishwasher, fridge freezer and shed.

Gardens and Parking

There are private garden areas to the side and rear, plus a shared drying green, The property has a private driveway and there is also ample unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).



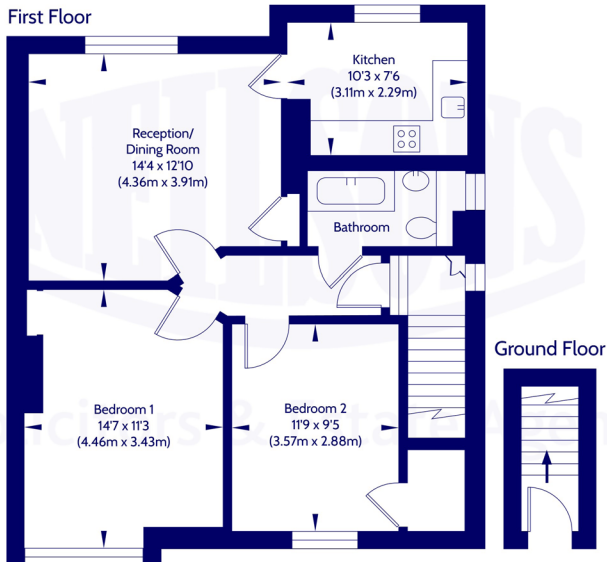


Location

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 24- hour Tesco 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 and surrounding areas. Excellent schooling is available close by from nursery to secondary education.



Approx. Gross Internal Floor Area 66.28 Sq M / 714 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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