










Offers Over

£275,000

20 Broomhall Drive

Corstorphine | Edinburgh | EH12 7QW

A fantastic opportunity has arisen to purchase this semi-detached villa with sizeable private gardens, driveway and detached garage, situated within a quiet cul-de-sac setting within the ever-popular district of Corstorphine, close to excellent schooling, amenities and transport links.

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



Description

The accommodation which would benefit from upgrading/modernisation offers excellent potential to create a fine family home. In brief the property comprises; entrance porch, welcoming entrance hallway with understairs storage, generously proportioned dual-aspect bay-windowed lounge/dining, fitted kitchen with door providing direct access to rear garden, light and airy principal bedroom, two further well proportioned bedrooms (both with built-in storage) and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the fridge/freezer, cooker and washing machine. The garden shed and greenhouse will also be included in the sale.

Gardens, Garage & Driveway

A real feature of this property is the fantastic sized private gardens to the front, side and rear. They have been beautifully maintained and offer an ideal space for extension potential (subject to the necessary planning consents). There is a single detached garage located to the side and a long driveway to the front providing off-street parking for several vehicles.

Viewing

Sun 2-4pm or by appointment through Neilsons
0131 625 2222.





Location

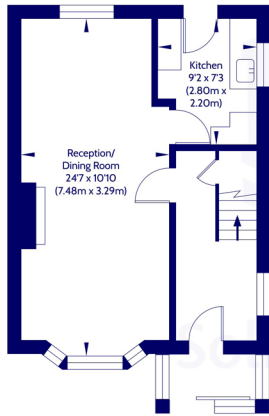
The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just 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 Centres. 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.



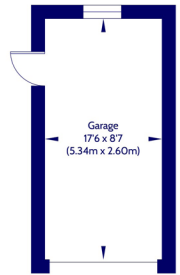
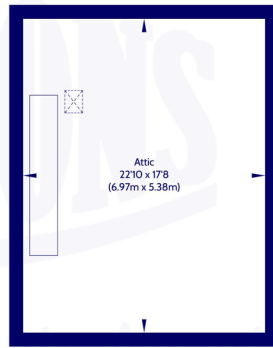
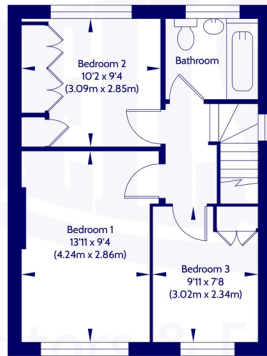


Approx. Gross Internal Floor Area 78.21 Sq M / 842 Sq Ft.

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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