



43 Broompark Road  
Corstorphine, Edinburgh, EH12 7JZ

CALL US ON 0131 447 4747



# 43 Broompark Road, Corstorphine, Edinburgh, EH12 7JZ

For price and viewing information please visit  
[gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties)  
or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage.
- Good sized living room with feature fire.
- Open access to spacious sunroom with access to rear garden.
- Kitchen with appliances and storage.
- Utility room with access to rear garden.
- Two double bedrooms on ground level - one with ensuite & storage.
- Shower room on ground level.
- Staircase to attic conversion.
- Two further bedrooms upstairs with storage in eaves.
- Views to the Pentland Hills from rear.
- Private garden and driveway to front.
- Driveway leading to garage.
- South facing rear garden.
- Gas central heating.
- Double glazing.
- Unrestricted on street parking.



## GENERAL DESCRIPTION

An extended semi-detached bungalow situated within the sought after Corstorphine district of the city well positioned for access to a wide range of local amenities and a short journey to the west of Edinburgh City Centre. The property is in need of modernisation and redecoration but offers excellent potential to be an ideal family home in a great location.

COUNCIL TAX  
TRAIN STATION  
AIRPORT  
BUSES

BAND F.  
APPROXIMATELY 3.5 MILES TO HAYMARKET TRAIN STATION.  
APPROXIMATELY 4.3 MILES TO EDINBURGH AIRPORT.  
WITHIN 300 METRES.

## LOCATION

The property enjoys a peaceful position in the very popular district of Corstorphine, west of Edinburgh city centre. It is located within easy walking distance of local shops, providing day to day needs and the supermarkets Tesco and Lidl are also nearby. Corstorphine has many independent shops and services as well as cafes, restaurants and take-aways and the Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Regular local bus services provide swift access to the city centre, Edinburgh International Airport, Haymarket and Waverley railway stations and surrounding areas, if travelling by car the City Bypass and the M8 and M9 motorways are within easy reach.

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, FRIDGE, TWO FREEZERS (ONE IN THE UTILITY ROOM) AND AUTOMATIC WASHING MACHINE AND TUMBLE DRYER. THE PROPERTY WILL BE SOLD AS SEEN AND NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS, ELECTRICS OR HEATING.







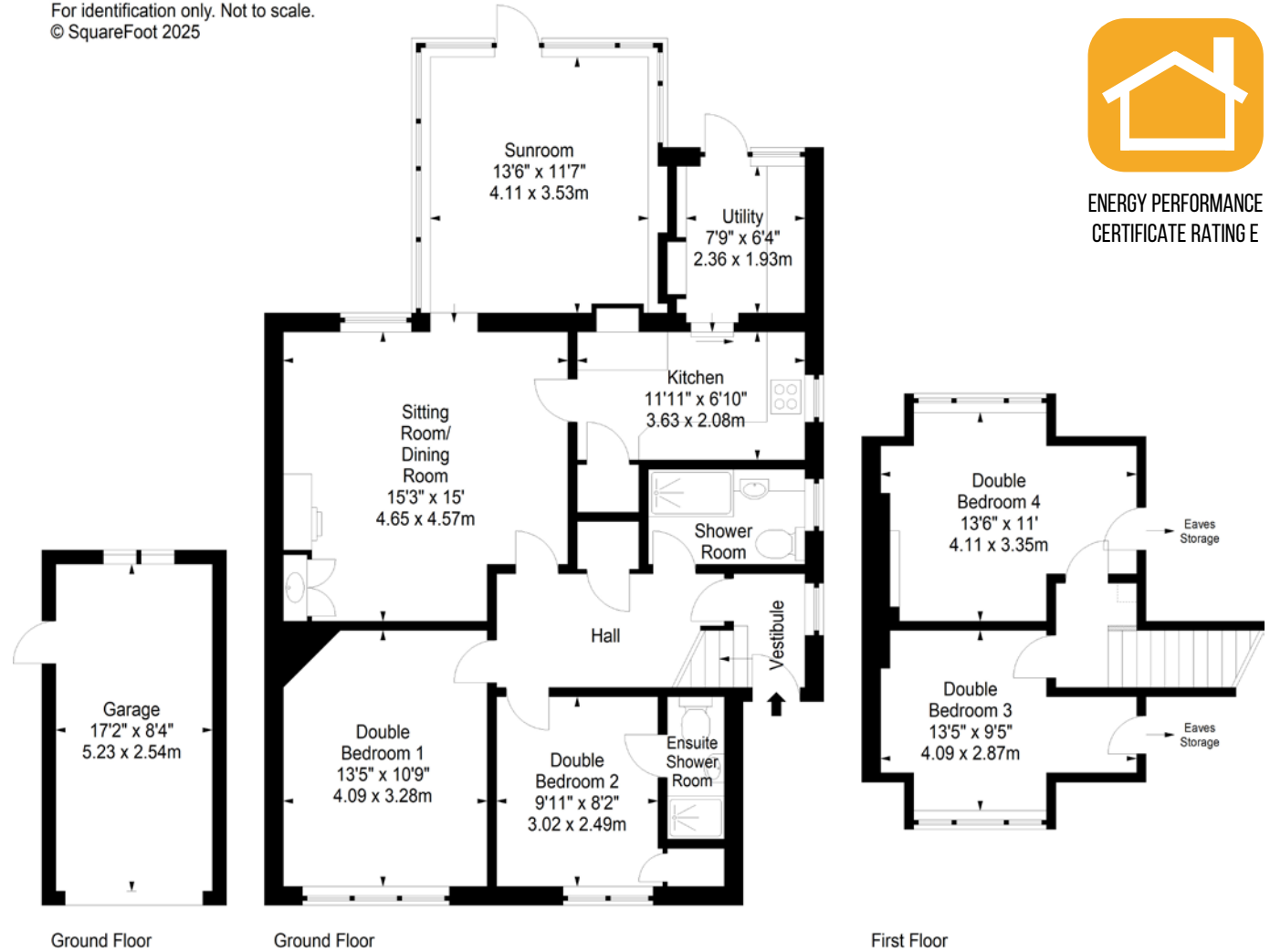
43 Broompark Road, EH12 7JZ



Approx. Gross Internal Area  
1278 Sq Ft - 118.73 Sq M  
Garage  
Approx. Gross Internal Area  
142 Sq Ft - 13.19 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



ENERGY PERFORMANCE  
CERTIFICATE RATING E



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.