










Offers Over

£320,000

93 Broomhall Drive

Corstorphine | Edinburgh | EH12 7QH

A fantastic opportunity has arisen to purchase this immaculately presented semi-detached villa located in the popular residential district of Corstorphine, close to excellent local amenities and transport links. With three bedrooms, private front and rear gardens, plus a garage and driveway, this property is sure to have a wide appeal and viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Private front and rear gardens
-  Garage and driveway
-  EPC rating – D
-  Council tax band - E



Description

In true move in condition, the downstairs accommodation briefly comprises a naturally lit entrance hall, a bright and airy lounge with a bay window, open to a modern dining kitchen with a range of wall and base units with co-ordinated worktops, a breakfast bar and understairs storage cupboard, and a handy utility room off which offers access to the rear garden.

Moving upstairs, there are three double bedrooms, one of which has full length built in wardrobes, and a stylish partially tiled bathroom with a white suite, overhead rainfall shower and a heated towel rail. There is also a mezzanine level in the principal bedroom which offers extra storage space and access to the attic.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings are included in the sale along with the induction hob and built in oven and microwave, washing machine, integrated fridge/freezer and dishwasher, wood fired hot tub, and outdoor wooden bar.

Gardens & Parking

There is a private garden to the front along with a fully enclosed rear garden with an area of lawn and decking with a pergola, making this ideal for eating and entertaining in the warmer months, and offering a safe space for children and pets to play. There is a detached garage with power points inside and out, a large driveway, plus unrestricted on street parking.

Viewing

By appointment through Neilsons (0131 625 2222).





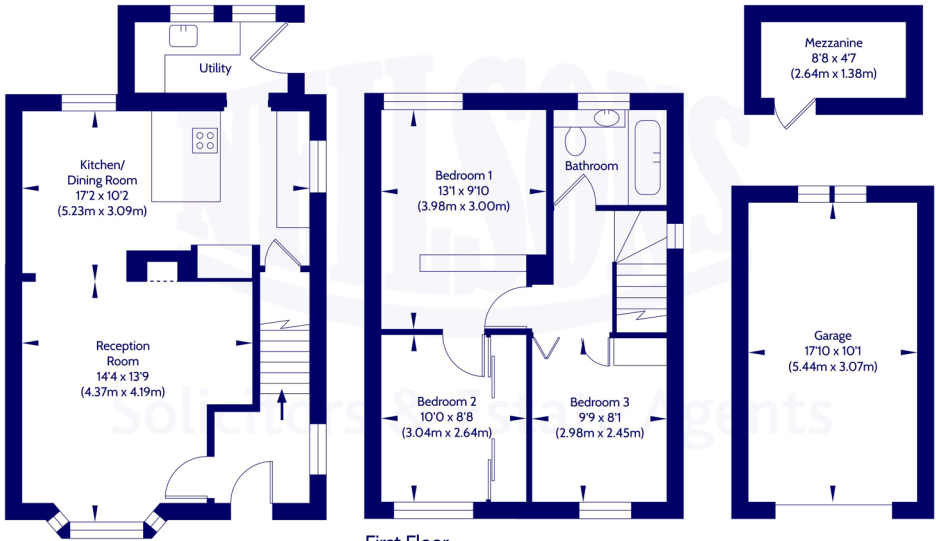
Location

The property is located in the ever-popular residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park 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, The Water of Leith 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 79.29 Sq M / 853 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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