



100 Broomhall Crescent, Edinburgh, EH12 7PJ

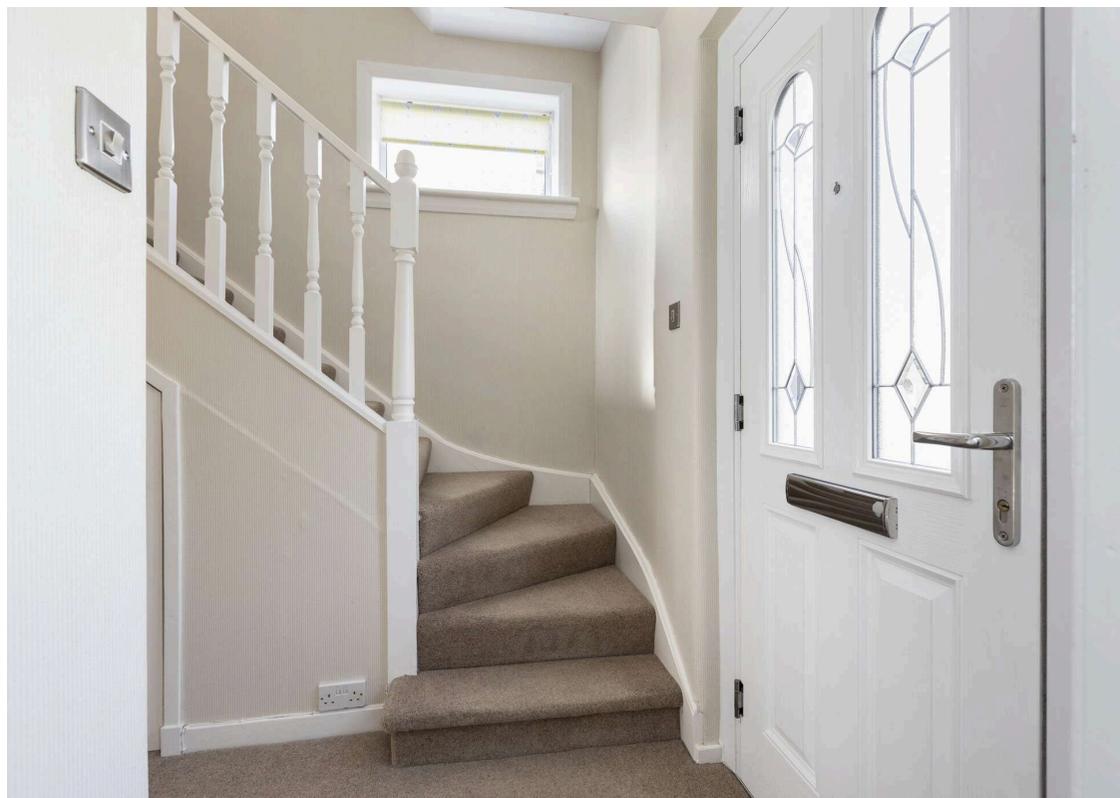


## Welcome

Welcome to Broomhall Crescent. An excellent opportunity to acquire this well-proportioned extended three-bedroom semi-detached family home ideally located in the highly sought-after Corstorphine area of Edinburgh. Situated in a peaceful residential street, this property offers generous living space, modern comforts, and fantastic outdoor areas, ideal for families, professionals, or those looking to upsize. Corstorphine offers an abundance of local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Spacious living room.
- Dining room.
- Fully equipped kitchen.
- Two double bedrooms.
- Attic room.
- Family bathroom.
- Gas central heating.
- Double glazing.
- Gardens to the front and to the rear.
- Multi vehicle driveway with further on street parking available.







## Corstorphine

Situated in the much-sought after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby 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 and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.

## Extras

Included in the sale are the kitchen appliances, blinds where fitted, fridge/freezer, dishwasher & washing machine and all fixtures and fittings.





# Get in touch

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 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

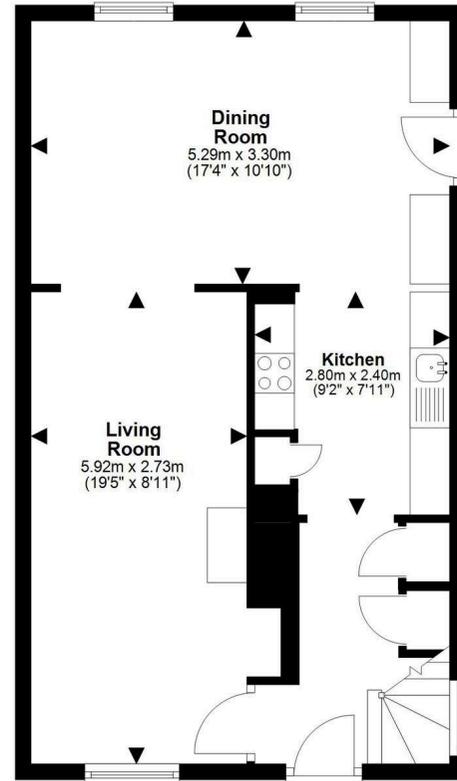
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

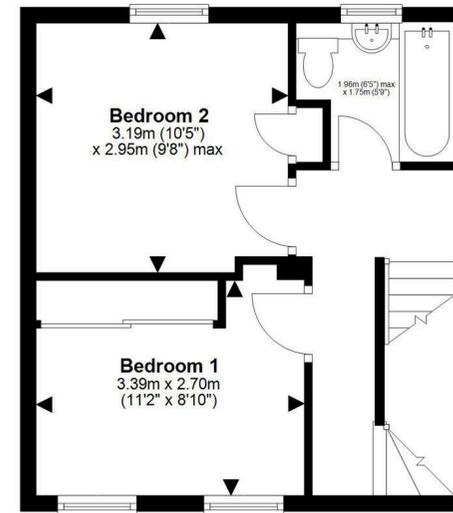
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

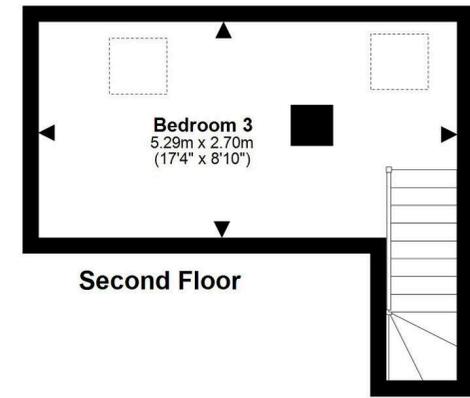


Ground Floor



First Floor

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Second Floor