







## Welcome

Welcome to 60 Broomhall Road, this charming three-bedroom semi-detached property offers bright and spacious accommodation arranged over two floors. The property benefits from beautiful gardens to the front and to the rear along with a single garage and Monoblock driveway. Ideally located in the popular residential area of Broomhall set within the sought after district of Corstorphine popular with families, the area enjoys proximity to excellent amenities, schools, and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway with built in storage with stairs to the upper level
- Living room with front facing bay style window
- Fully equipped kitchen with a range of excellent base and wall units, integrated and free-standing appliances and built-in storage
- Three bedrooms
- Well-appointed family shower room comprising WC and sink with combined vanity unit, corner shower with overhead raindrop shower and attachment
- Gas central heating and double glazing throughout
- Beautiful gardens to the front and to the rear
- Monoblock driveway for off street parking
- Single attached garage with light and power











## Broomhall

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts a good variety of retail outlets, eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses,

## Extras

The integrated kitchen appliances and free standing white goods in kitchen (tumble dryer in garage not included) curtains, blinds and fitted floor coverings are included.










# Get in touch

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CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.

