



59 Broomhall Avenue, Edinburgh, EH12 7NJ

Spacious and well-maintained three-bedroom upper villa, offering flexible accommodation extending to approximately 1,074 sq ft. Quietly positioned within the highly sought-after Broomhall area, on the south side of Corstorphine, the property benefits from its own private entrance, driveway and generous private rear garden.

The bright and versatile interior is arranged over two levels. Particular highlights include a generously proportioned living and dining room, a well-equipped fitted kitchen and an impressive floored and lined attic room, historically used as a principal bedroom and featuring multiple Velux windows, extensive eaves storage and ample space for a home-working area.

The property has been carefully maintained by the current owners and benefits from a recently installed gas central heating boiler and replacement glazing, both completed approximately three years ago.

The accommodation comprises:

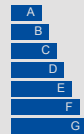
- Private ground-floor entrance hall with staircase leading to the main accommodation
- Welcoming central hallway
- Bright and spacious rear-facing living and dining room, offering ample space for both lounge and dining furniture, with a staircase rising to the attic room
- Versatile front-facing living room or double bedroom
- Second well-proportioned front-facing double bedroom with built-in storage



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- Fitted kitchen with a range of oak-style wall and base units, contrasting worktops, stainless-steel sink and appliances including a gas hob, extractor hood and electric fan oven
- Contemporary shower room with WC, washbasin set within a fitted vanity unit, heated towel rail and glazed shower enclosure
- Impressive floored and lined attic room, historically used as a principal bedroom, with several Velux windows, recessed lighting, attractive wooden flooring and useful storage within the eaves

Outside and Gardens

A generous private driveway to the side of the building provides convenient off-street parking. To the rear, the property enjoys a particularly good-sized private garden, enclosed by timber fencing and laid mainly to lawn, providing plenty of space for children, outdoor entertaining or further landscaping. The timber garden shed is included in the sale, and residents also have access to a shared drying green.

Location

Broomhall lies on the south side of Corstorphine, one of west Edinburgh's most popular and well-connected residential districts. The area is especially well suited to families and commuters, combining excellent transport connections with an abundance of green space and convenient everyday amenities.

A broad selection of shops, cafés and services can be found nearby on St John's Road and Stenhouse Drive, while The Gyle Shopping Centre offers an extensive range of high-street retailers. Nearby tram stops and frequent bus services provide quick and easy access to Edinburgh city centre, Edinburgh Park, the Gyle Business Park and Edinburgh Airport.

The surrounding area also offers an excellent choice of recreational facilities, including local parks, golf courses and health clubs, together with well-regarded schooling at both primary and secondary levels.

Extras

All fitted floor coverings, light fittings, kitchen appliances and the timber garden shed are included in the sale.

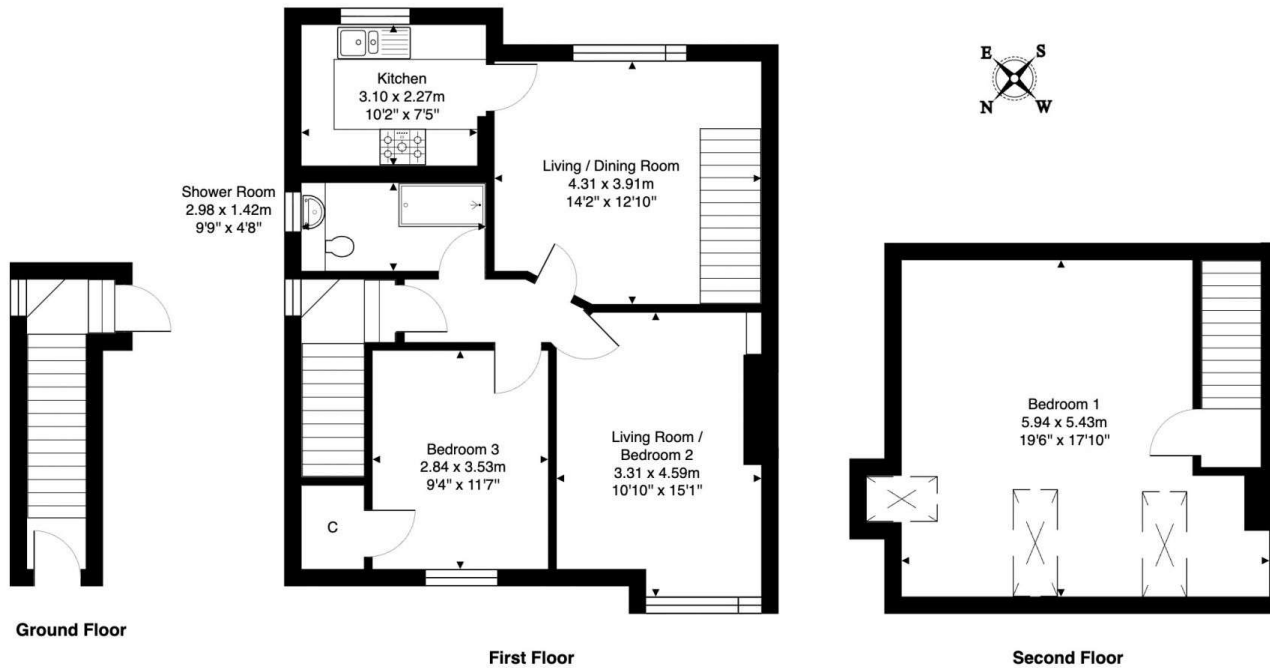
Council Tax - Band C







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Total Area: 99.8 m² ... 1074 ft²

All measurements are approximate and for display purposes only.



DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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