



Solicitors & Estate Agents



Offers Over

£310,000

43 Broomhall Terrace

Corstorphine | Edinburgh | EH12 7PT

Extremely appealing extended semi-detached house quietly situated within the popular district of Corstorphine, close to excellent local amenities and transport links. With a lovely south-west facing garden, garage and driveway the property will undoubtedly appeal to the professionals and families alike.

-  2 Bedrooms
-  Study/Box room
-  1 Public Room
-  1 Bathroom
-  Garage and driveway
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band – E



Description

Located in the desirable residential area of Corstorphine, this delightful semi-detached house benefits from a south-west facing garden to the rear and a garage along with a driveway and graveled garden area to the front. The property lies within easy reach of a wide range of amenities in Corstorphine as well as having excellent transport links to the city centre.

The versatile accommodation on the ground floor comprises – sitting room, study/box room and a spacious kitchen/dining room that leads out to the rear garden.

On the upper level are two generous bedrooms and a family bathroom with electric shower over bath. There is a floored attic, gas central heating and double glazing.



Extras

All fitted floor coverings, blinds, curtains, light fittings, hob, oven, extractor hood, fridge and washing machine are included in the sale price. The garden shed and greenhouse are also included in the sale price.

Gardens & Driveway

To the front lies a garage and driveway providing off-street parking as well as an area of garden laid with gravel. The private garden to the rear is south-west facing and has an abundance of mature shrubs and trees as well as a patio area.

Viewing

By appointment through Neilsons 0131 625 2222.





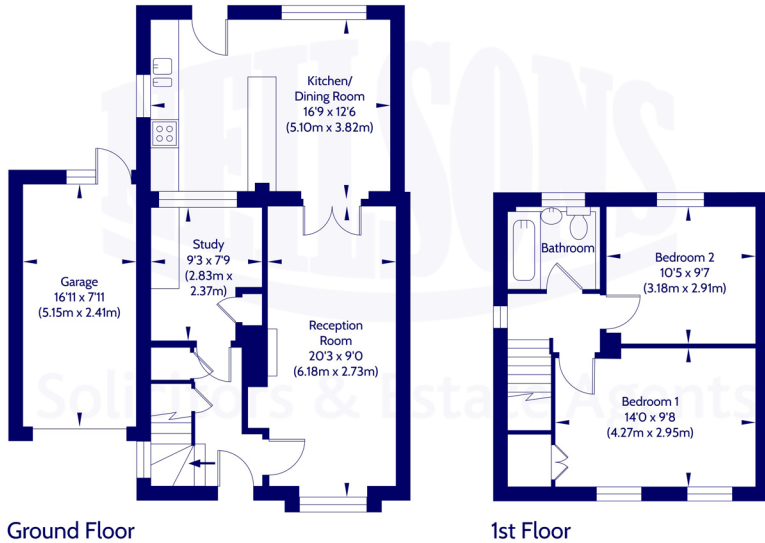
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco extra supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centres. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.





Approx. Gross Internal Floor Area Excluding Garage 84 Sq M / 910 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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