NEILSONS

Solicitors & Estate Agents



Offers Over

£325,000

48 Broomhall Gardens

Corstorphine | Edinburgh | EH12 7QD

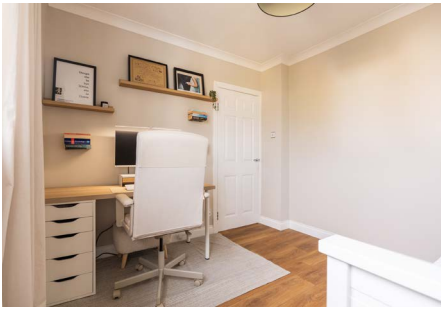
Beautifully presented three-bedroom semi-detached villa, ideally positioned within the sought-after area of Corstorphine. Conveniently located close to excellent local amenities, reputable schooling and superb transport connections, including nearby train, tram and bus services, as well as easy access to the motorway network. Ideally suited to those commuting both within and beyond Edinburgh, this attractive home offers well-proportioned family accommodation, stylish interiors, superb outdoor space and a detached garage currently utilised as a home gym.

An ideal purchase for growing families and professionals seeking a beautifully presented home in a popular and well-connected residential location.

- 3 bedrooms
- 2 public rooms
- 1 bathroom
- Private gardens
- Garage & driveway
- EPC Band - C
- Council Tax Band - E



Description





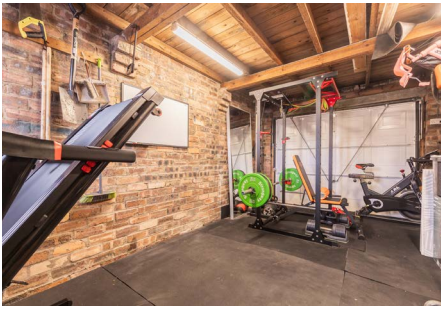
The property is entered via a welcoming extended entrance porch, providing practical space for coats and shoes, before leading into the main hallway. The bright and spacious bay-fronted lounge offers an inviting space to relax and unwind, with the bay window allowing plenty of natural light to fill the room. The lounge flows seamlessly through to a stylish kitchen/diner, fitted with a range of units, wooden worktops and a selection of included white goods. Partially tiled splashback areas provide a practical finish, while the dual-aspect outlook creates a lovely bright and airy space. A useful understairs storage cupboard completes the ground-floor accommodation.

Upstairs, the landing provides access to a partially floored attic, offering additional storage space. There are three bedrooms, comprising a generous principal double bedroom enjoying lovely views towards the Pentland Hills, a further well-proportioned double bedroom overlooking the rear garden and a versatile third bedroom, also benefiting from views towards the Pentlands. The accommodation is completed by a modern family bathroom, fitted with a rainfall shower over the bath and a heated towel rail.

Further benefits include gas central heating and double glazing.

Gardens & Parking

Externally, the property benefits from a sizeable front garden, laid to lawn. The beautifully presented, low-maintenance rear garden is smartly finished, featuring a monoblock patio, decking area and artificial lawn, providing an excellent space for outdoor dining, family activities and entertaining. A private driveway provides off-street parking, while the detached single garage, currently utilised as a home gym, offers versatile additional space for storage, fitness or hobbies.





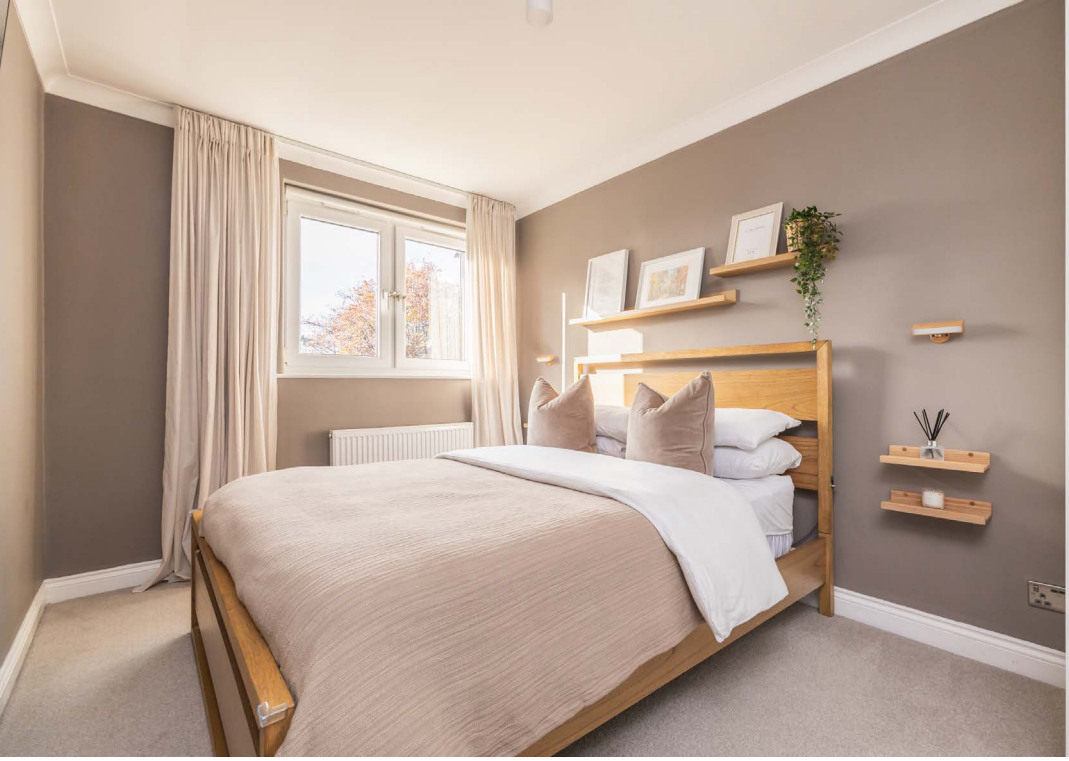
Extras

Selected fixtures and fittings, including; integrated induction hob, oven, hood, and dishwasher, freestanding American-style fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is situated within the highly sought-after Corstorphine area of Edinburgh, lying to the west of the city centre. Excellent local shops and services are available within the area including a doctor's surgery, banks, a post office together and Tesco supermarket. The Gyle Shopping Centre, just a short drive away, offers a more extensive range of shopping facilities including Marks & Spencer and Morrisons.

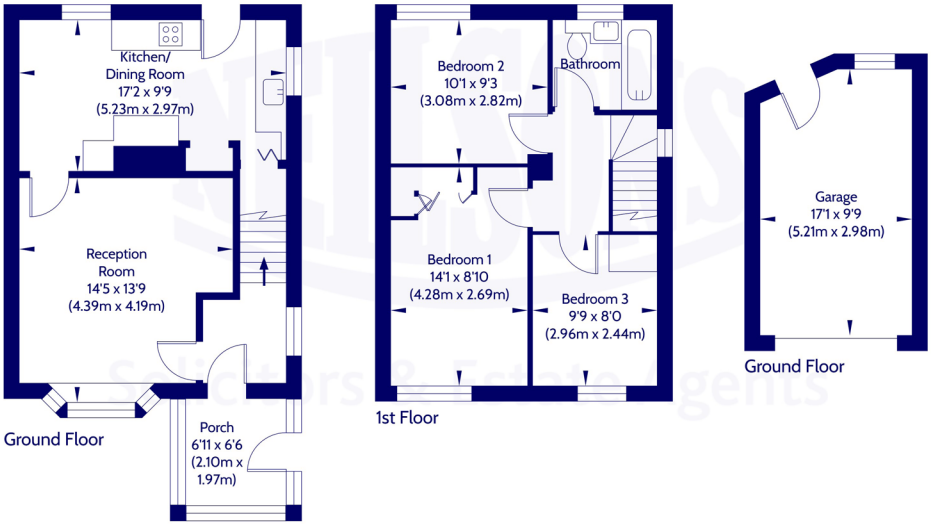


The property benefits from excellent transport links, with South Gyle railway station approximately a 10-minute walk away and tram and bus services also readily accessible. Convenient access to the Edinburgh City Bypass, wider motorway network, Queensferry Crossing and Edinburgh Airport makes this an ideal location for those commuting both within and beyond the city.



For leisure and recreation, local bowling clubs, golf courses, Drum Brae Leisure Centre and David Lloyd Leisure Centre are all within easy reach.

Approx. Gross Internal Floor Area 79 Sq M / 852 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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