



lindsays

64 Broomhall Drive
Corstorphine, Edinburgh, EH12 7QP

"a well proportioned semi-detached house set within beautifully maintained gardens"

- Sitting room
- Dining room
- Fitted kitchen
- Sun room
- Three bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Garage and driveway

EPC Rating D

OFFERS OVER £275,000



Description

A well proportioned semi-detached house set within beautifully maintained gardens, located in the popular area of Corstorphine. This delightful property benefits from a garage and driveway, as well as gas central heating and double glazing. Now in need of some modernisation and upgrading the property offers the opportunity for a new owner to create a stylish home in a sought after location. In brief the accommodation comprises; hall, sitting room with feature fireplace, dining room, fitted kitchen with door to the sun room, sun room providing access to the rear garden, three bedrooms, and bathroom with shower over the bath.

Area

Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches of Marks & Spencer, Tesco and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

Viewing

By appointment contact Lindsays



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Approx. Gross Internal Area
878 Sq Ft - 81.57 Sq M
Garage
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.