

Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

19 BROOMHALL PARK
EDINBURGH
EH12 7PU



Recently renovated with a new modern kitchen and shower room, this three-bedroom semi-detached property with off-street parking, and gardens presents an ideal opportunity for buyers looking to settle in leafy Corstorphine.

From the front garden bordered by a driveway leading to the garage, you enter the welcoming entrance vestibule and hallway. Proceeding from here the inviting sitting room enjoys a delightful bay window aspect over the front garden and with a fireplace built into a stone hearth exudes a warm ambience. Conveniently adjoining is the newly upgraded modern kitchen leading to the conservatory and south-east-facing rear garden. Thoughtfully designed to maximise the space, grey gloss wall and floor units are complemented by a white tiled splashback and wood-effect worktops. There is ample room for freestanding appliances. Offering a versatile space, the conservatory boasts charming views of the garden and will be a wonderful place for informal dining and relaxation. Returning to the hallway, the carpeted staircase takes you to the first floor and three double bedrooms. Presenting a blank canvas to create your own restful retreats they are each light and airy, and the largest benefits from built-in wardrobes. Completing the internal accommodation is a well-appointed shower room complete with WC and washbasin. Externally, the south-east-facing rear enclosed garden comprises of paving and borders.

VIEWING: TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- Three-bedroom semi-detached home
- Bright sitting room
- Modern kitchen with conservatory access
- South-east-facing conservatory
- Three double bedrooms
- Family shower room
- Gas central heating
- Double glazing
- Front and rear garden
- Driveway and garage

Area

Lying approximately four miles west of Edinburgh City Centre, Corstorphine is a popular and sought-after residential location. There are many scenic open spaces to enjoy including Corstorphine Hill and St Margaret's Park. Golf courses such as Murrayfield and Ravelston are minutes away as is Murrayfield Stadium, Drumbrae Leisure Centre, and the David Lloyd Health Club which boasts tennis courts, a state-of-the-art gym and a swimming pool. Daily shopping needs are met by a variety of retailers on St John's Road as well as at a Tesco Superstore. The nearby Gyle Shopping Centre houses a Marks and Spencer and Morrisons. It is a perfect position for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Fox Covert ND Primary School and Craigmount High School with renowned private options such as St George's and Stewart's Melville Erskine Schools nearby. Regular bus and tram services take you to the City Centre and there is quick access to the City Bypass, Haymarket Train Station, the motorway network, and Edinburgh International Airport.

EPC Rating: C

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

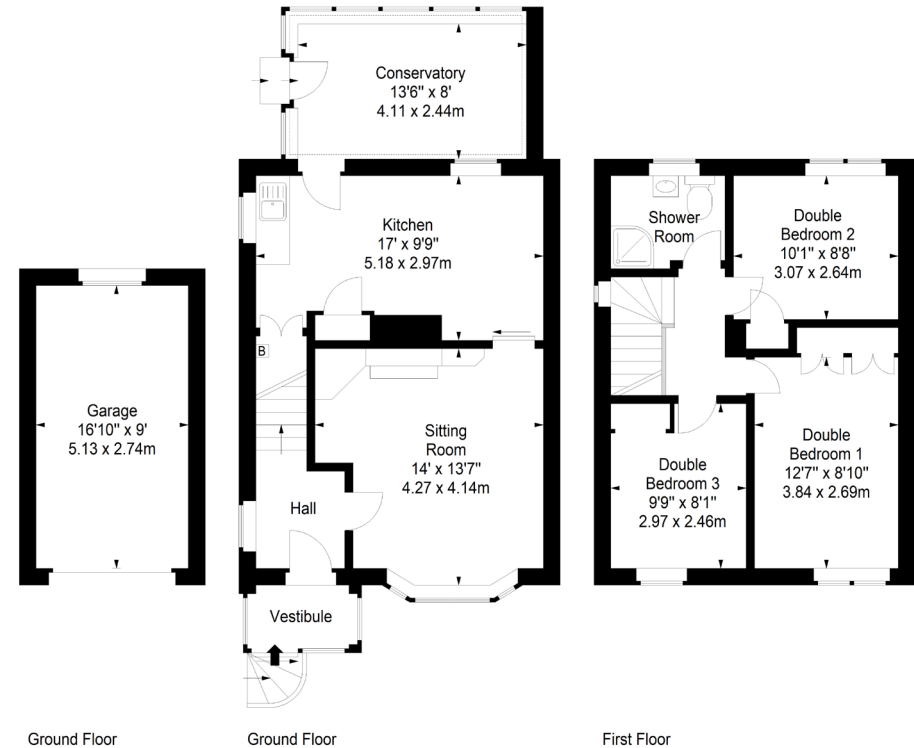




**Broomhall Park,
Edinburgh, EH12 7PU**



Approx. Gross Internal Area
948 Sq Ft - 88.07 Sq M
Garage
Approx. Gross Internal Area
151 Sq Ft - 14.03 Sq M
For identification only. Not to scale.
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