



Deans Properties

Deans Solicitors and Estate Agents LLP



25 Broomhall Road
Corstorphine, EH12 7PL



SEMI-DETACHED HOUSE

- Living Room
- Dining Room
- Kitchen
- Four Bedrooms
- Family Room/Bedroom 5
- Bathroom
- Shower Room
- Private Front, Side & Rear Gardens
- Two Driveways & Garage
- Double Glazing & GCH
- EPC Rating - C



This tastefully extended, semi-detached house occupies a large corner plot in a sought-after location in Corstorphine in west Edinburgh, close to a range of convenient amenities, good local schooling and regular public transport links. The spacious accommodation offers flexibility to suit the new owner's needs. The ground floor comprises; generous, bay-windowed living room with feature fireplace, dining room, modern kitchen with patio doors to the rear, two bedrooms suitable for flexible use as a home office or family room and shower room. There are three good-sized bedrooms on the first floor and a stylish family bathroom. There is a large south-facing garden to the rear and further garden areas to the side and front. A driveway to the front and a further driveway and garage to the side give convenient off-street parking. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, dishwasher and lightshades. The appliances included are sold as seen with no warranty provided.

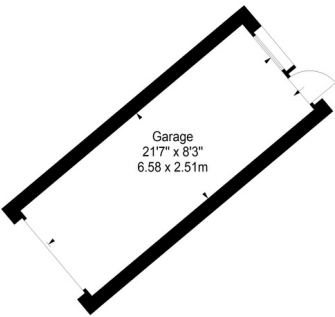




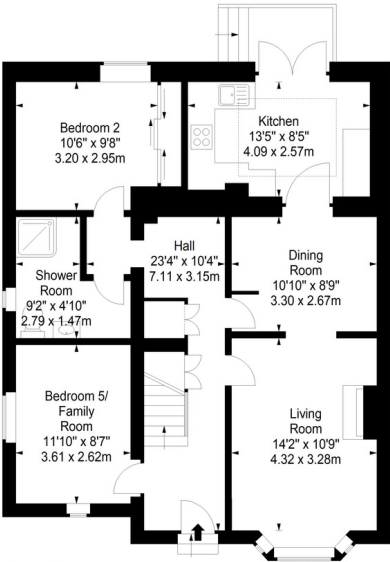
Broomhall Road,
Edinburgh, EH12 7PL



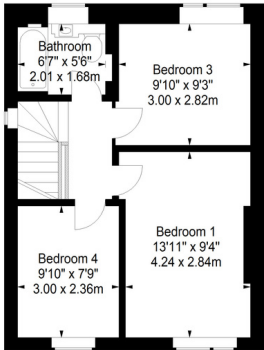
Approx. Gross Internal Area
1276 Sq Ft - 118.54 Sq M
Garage
Approx. Gross Internal Area
177 Sq Ft - 16.44 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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