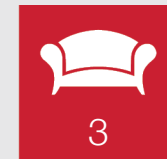




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The right way to move

**88 Broomhall
Drive,**

Corstorphine, Edinburgh,
EH12 7QR



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Summary

Quietly situated in the sought-after Corstorphine area, this spacious semi-detached house offers versatile accommodation, featuring two double bedrooms, multiple living areas, a modern galley-style kitchen, a fully floored and lined attic room, and two bathrooms. Outside, 88 Broomhall Drive has exclusive use of lovely, thriving gardens, a shed for storage, and outdoor seating areas, as well as a driveway for convenient off-street parking. The property further benefits from easy access to local amenities, shops, supermarkets, and parks, as well as bus, rail, and tram links within walking distance.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Features

- Semi-detached house in Corstorphine
- Sought-after city location
- Entrance hall with storage
- Spacious living room, open to
- Sunny dining room with sliding doors
- Dual-aspect family/sunroom
- Galley-style kitchen
- Two spacious bedrooms (one with wardrobes)
- Versatile floored attic room
- Bathroom with overhead shower
- Three-piece shower room
- Private gardens to the front and rear with a shed
- Private driveway parking
- Gas central heating and double glazing



“ A two-bedroom, three-reception room, two bathroom family home with private gardens, plus a private driveway.”



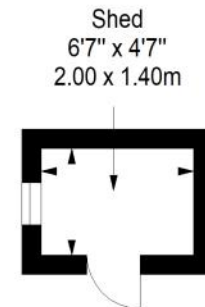
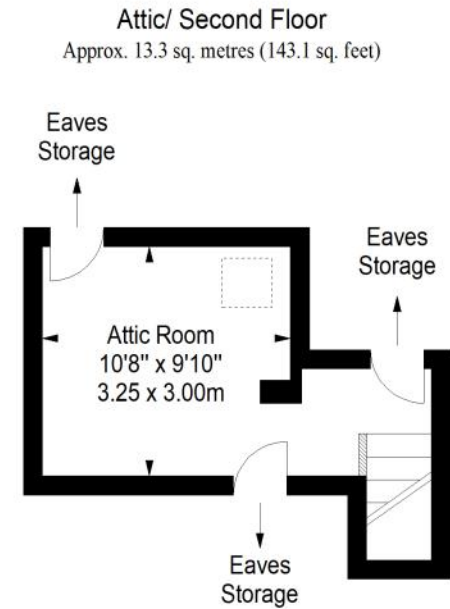
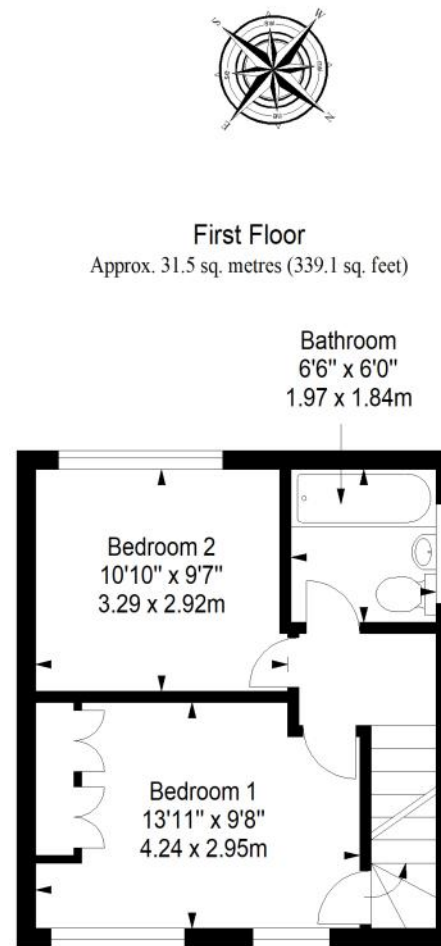
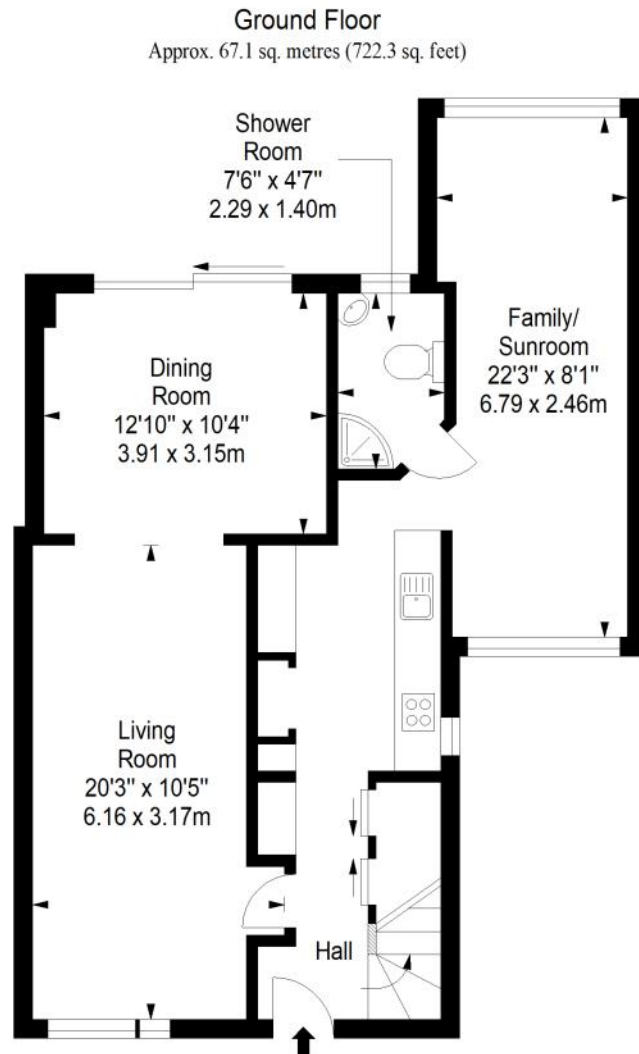




“The property enjoys a quiet location in the desirable Corstorphine area, close to tram and rail links to central Edinburgh and beyond.”



Floorplan



Total area: approx. 111.9 sq. metres (1204.5 sq. feet)



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