



## 14 Broompark Road, Edinburgh, EH12 7JZ

Spacious, Three-Bedroom, Semi-Detached Bungalow with Gardens, Driveway & Garage

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# Property Description

Situated on a peaceful residential street in the sought-after Corstorphine area of Edinburgh, this generously proportioned three-bedroom semi-detached bungalow with gardens offers excellent potential and flexible living space, ideal for those looking to modernise a home to their own taste. Comprises a vestibule, hall, living room, dining/kitchen, three double bedrooms, and a shower room.

A superb opportunity, offering a flexible family home with superb development opportunities. Highlights include a fitted kitchen with appliances, a modern bathroom, and a quality fireplace for the lounge. Further features include gas central heating, double glazing, good storage and open skyline views from the first floor.

The immaculate rear garden incorporates patios, a lawn, and an eclectic mix of shrubbery and flowering plants, whilst the garage has power and lighting.

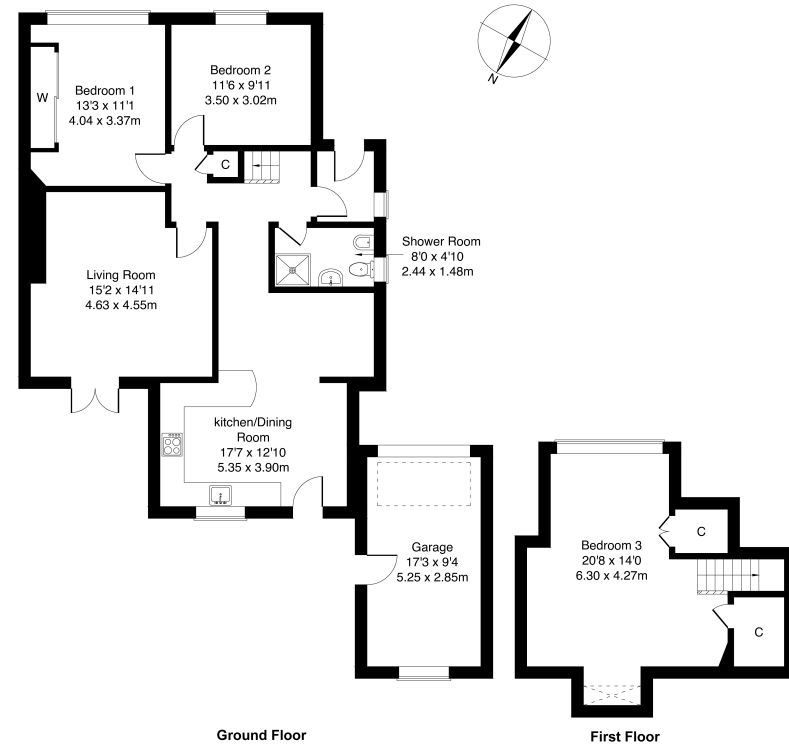
The accommodation comprises a welcoming entrance vestibule and hallway with useful storage, leading to a spacious rear-facing living room with patio doors opening to the garden. Also overlooking the garden, a large dining/kitchen provides ample storage with fitted units and includes a breakfast bar, integrated oven, hob and fridge/freezer, along with a freestanding washing machine and dishwasher.

Two well-sized double bedrooms are set to the front, with the principal bedroom featuring a large built-in mirrored wardrobe. A ground-floor shower room is fitted with a modern suite and tiled splash walls. Upstairs, a particularly large third bedroom spans the upper level, complete with built-in storage and a bright, neutral finish, with superb views.

This is an excellent opportunity to acquire a well-located home with scope to upgrade and add value, in one of Edinburgh's most desirable neighbourhoods.

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Approximate Gross Internal Area: (1410 sq ft - 131 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Located in the highly desirable and well-established area of Corstorphine, this property benefits from a historic village charm combined with a diverse range of housing. Situated to the west of Edinburgh, Corstorphine offers excellent connectivity with swift access to the city centre, the City Bypass, the Gyle, and Gogarburn. A wealth of local amenities can be found along St. John's Road, complemented by a 24-hour Tesco superstore and the extensive retail options at

Hermiston Gait and the Gyle Shopping Centre. The area is rich in green space, featuring several family-friendly parks and the scenic woodlands of Corstorphine Hill. Leisure options are plentiful, including the David Lloyd Club, local golf courses, and Edinburgh Zoo. Corstorphine is well-served by regular public transport links and boasts a selection of well-regarded nurseries and schools, making it a popular choice for families and professionals alike.













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