



## 48 Broomhall Gardens, Edinburgh, EH12 7QD

Beautifully Presented, Three-Bedroom, Semi-Detached Home with Garden, Driveway & Garage

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# Property Description

**mov<sup>8</sup>** REAL ESTATE  
Estate Agents and Solicitors  
**48 Broomhall Gardens, Edinburgh, EH12 7QD**  
Approximate Gross Internal Area: (980 sq ft - 91 sq m.)

Beautifully presented, three-bedroom, semi-detached family home, with private gardens, a garage and a driveway. Set on a generous corner plot, in the sought-after Corstorphine area, west of Edinburgh city centre.

Comprises an entrance porch, hall, living room, dining/kitchen, three double bedrooms, and a family bathroom.

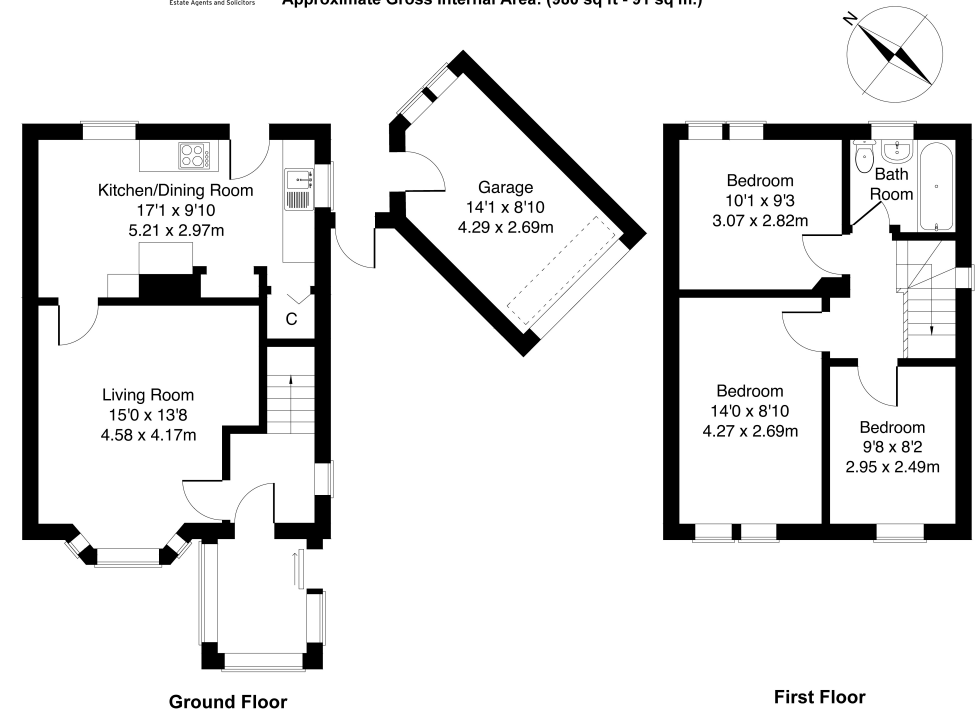
Highlights include a quality fitted kitchen, a stylish bathroom, contemporary flooring and lighting, NEST central heating and double glazing. Fully refurbished during the current ownership, with updated electrics, heating and plumbing; the property also includes a loft and a garage with power and lighting.

Professionally landscaped gardens include lawns and established shrubbery to the front, with a synthetic turf lawn, and paved and wood-decked patios enclosed to the rear.

A generous, fully glazed entrance porch offers a flexible sunroom, and storage space for outerwear. From the porch, the hall gives access to the lounge and the carpeted stairway, highlighting a real-wood contemporary bannister. Modern flooring runs continuously from the hall into the front-facing living room which features a bay window enjoying a southerly-west facing aspect, a wall-mount TV point, coving, spotlighting and a central contemporary light fitting.

Set off the lounge, with a door leading to the garden and a built-in store cupboard, a spacious and stylish kitchen also offers space for dining. Modern fitted units include real-wood worktops, a sink with a drainer and spray-pull tap; and an integrated dishwasher, oven and induction hob.

On the first floor, a carpeted upper hall has a side aspect window and gives access to three well-presented bedrooms and a modern bathroom. Bedroom one is set to the front, with carpeted flooring, plain coving and ample space for freestanding storage. Two further flexible rooms are set to opposite aspects and include modern wood-effect flooring. Completing the accommodation, the fully tiled bathroom has a rear-facing window and a fitted suite, including a mains shower over the bath, a ladder-style radiator and spotlighting.



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

# Area Description

Corstorphine is a sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west-of-city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping

centres offer an extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill are found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools at all levels.





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0345 646 0208

sales@mov8realestate.com

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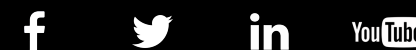
6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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