



boyd property

111 Wester Broom Drive
EDINBURGH | EH12 7RQ

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Description

Boyd Property are delighted to present to the market this well-proportioned semi-detached house set within beautiful gardens to the front and rear, situated in the popular area of Corstorphine. The property offers a bright and spacious home in a sought-after location. The accommodation briefly comprises an entrance hallway, lounge/dining with doors leading to the conservatory, fitted kitchen, a carpeted staircase leads to the upper landing which gives access to two double bedrooms both with built in storage and a shower room. The property further benefits from gas central heating, double glazing, good storage facilities, private gardens to the front and rear, garage, and driveway. The property does now require modernisation and will make a superb family home and viewing is therefore highly recommended to see what this property has to offer.

Location

Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented. There are large branches of Marks & Spencer, Tesco and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

Extras

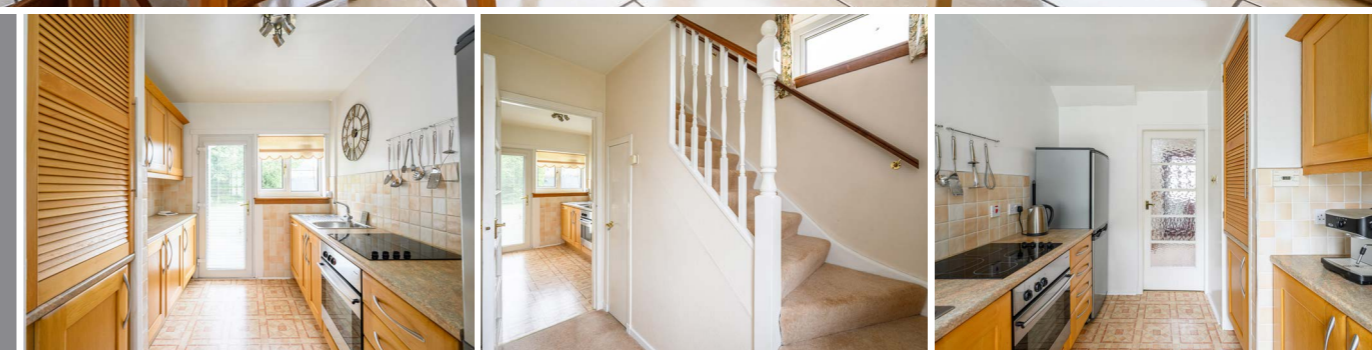
All fitted floor coverings.

Price & Viewing

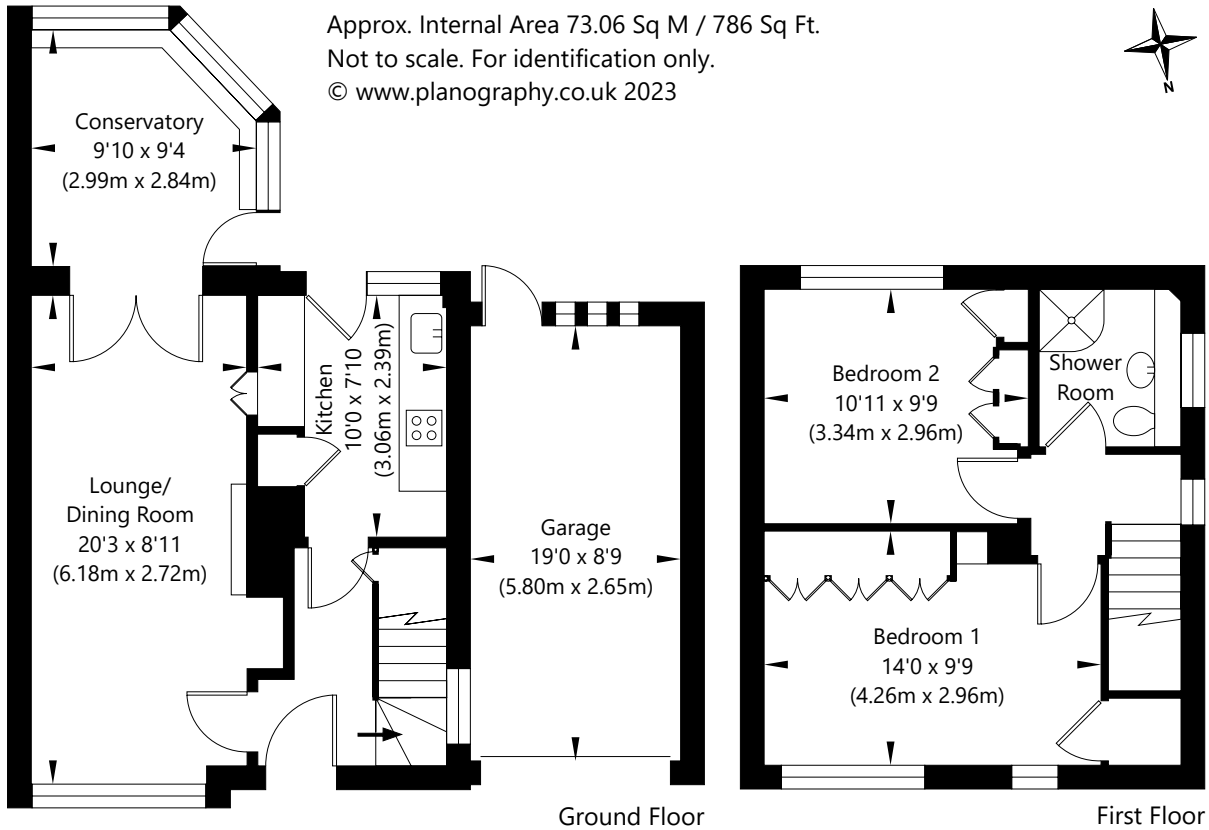
For price and viewing information contact Agents.



“ A well-proportioned semi-detached house set within beautiful gardens to the front and rear, situated in the popular area of Corstorphine. ”



- ### Features
- Entrance hallway
 - Lounge/dining room
 - Conservatory
 - Kitchen
 - Upper landing
 - 2 Bedrooms
 - Shower room
 - Double glazing
 - Gas central heating
 - Good storage facilities
 - Private gardens to front and rear
 - Garage
 - Driveway



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

| Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses.