



32 Wester Broom Terrace

Corstorphine, Edinburgh, EH12 7QT

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An impressive, three-bedroom, semi-detached house in sought-after Corstorphine, located within easy reach of fantastic amenities, transport links, and schools. The stylish home is brought to market in true move-in condition, and is finished to high standards throughout, with modern interior design and quality fixtures and fittings. Furthermore, it has a fully-floored attic, private parking for two cars, and a family-friendly rear garden.

Inside, an inviting entrance hall, fitted with a charming seat and storage, offers a lovely introduction to the home and a glimpse of the attractive interiors to follow. On the left is the living room, which spans the entire depth of the property to provide ample floorspace for comfy lounge furniture. It enjoys dual-aspect glazing, with French doors to the rear garden, and it is elegantly decorated, pairing light neutral tones with a wood-inspired floor. Next door is the open-plan kitchen and dining room. Here, there is a designated space for a table and chairs beside another set of French doors to the garden. The kitchen itself has a beautiful Shaker-inspired design, coming well-appointed with cabinets and worksurface space, framed by brick-style splashbacks. The sophisticated look is completed by undercabinet lighting and seamlessly integrated appliances (five-burner gas hob, double oven, microwave, fridge/freezer, dishwasher, and washing machine).



Features

- Impressive semi-detached house
- In true move-in condition
- Set in sought-after Corstorphine
- Inviting hall with storage
- Dual-aspect living room
- Modern kitchen/dining room
- Two airy double bedrooms
- One versatile single bedroom
- Contemporary 3pc bathroom
- Floored attic with eaves storage
- Enclosed landscaped rear garden
- Versatile outbuilding/bar
- Monoblock double driveway
- Gas central heating and double glazing
- EPC Rating - C





“...a naturally-lit landing (with storage) leads to two airy double bedrooms and a versatile single bedroom...”







Upstairs, a naturally-lit landing (with storage) leads to two airy double bedrooms and a versatile single bedroom, all of which are decorated in modern hues and laid with soft carpets. Completing the accommodation is a contemporary bathroom, finished with premium tile work and a quality three-piece suite and overhead shower. In addition, there is a fully-floored attic for creative use and storage (with access to the eaves). Gas central heating and double glazing ensure year-round comfort.

Outside, the property is flanked by a monoblock double driveway to the front and a fully-enclosed garden to the rear. The garden is beautifully landscaped with a lawn, a patio, and a dining deck; plus, it has a south-west-facing aspect and a versatile outbuilding that is currently utilised as a bar.

Extras: all fitted floor coverings, window curtains and newly-fitted blinds, light fittings, integrated kitchen appliances, and two fitted bedroom wardrobes to be included in the sale.

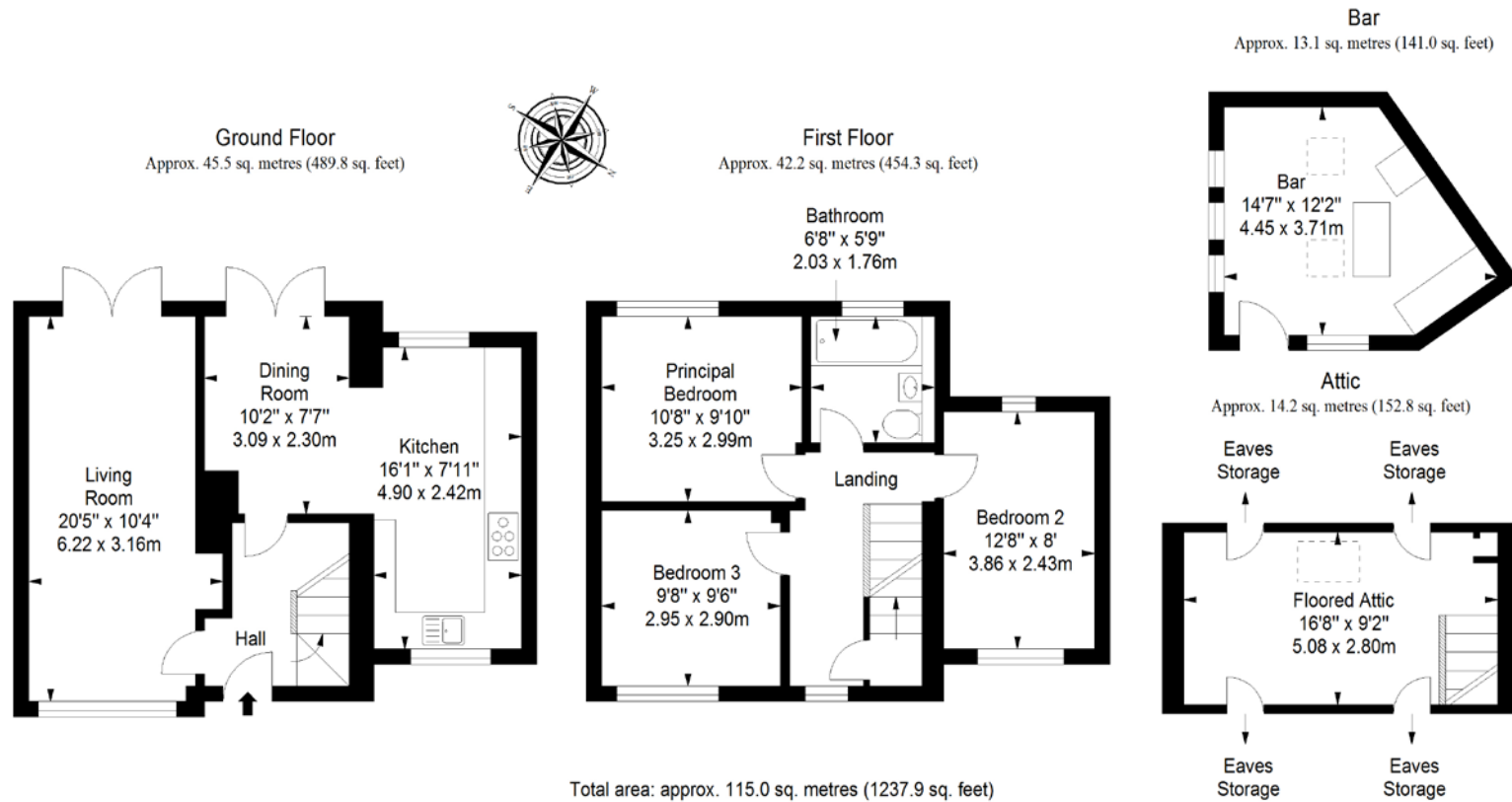
Corstorphine, Edinburgh

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessed.





Floorplan



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