










Offers Over  
**£225,000**

## 7 Wester Broom Terrace

Corstorphine | Edinburgh | EH12 7QY

This semi-detached villa forms part of a popular and established residential development, quietly located close to good amenities and transport links, in the capital's popular Corstorphine area. The property would now benefit from some modernisation, and it would undoubtedly appeal to first-time buyers, professionals and young families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



## Description

In brief the subject comprises; welcoming entrance hallway with useful under stair storage, light and airy dual aspect reception room with gas fireplace, fitted kitchen with good storage and door accessing rear garden, two well proportioned double bedrooms with fitted wardrobes and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and attic space providing further storage.



## Extras

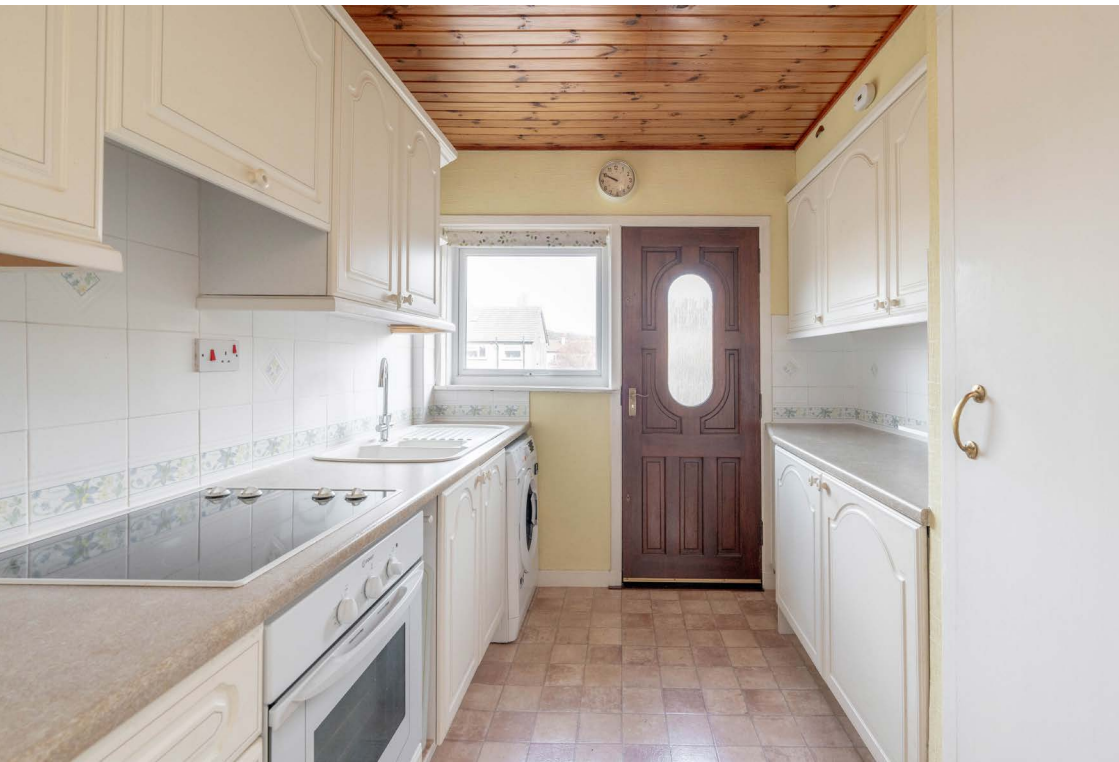
All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge and integrated freezer.

## Gardens & Driveway

To the front there is a well maintained garden with a driveway providing useful off-street parking. To the rear of the property is a substantial and fully enclosed garden mainly laid to lawn, patio and decking, creating the perfect haven for outside dining/relaxing and for children to play.

## Viewing

By appointment through Neilsons 0131 625 2222.





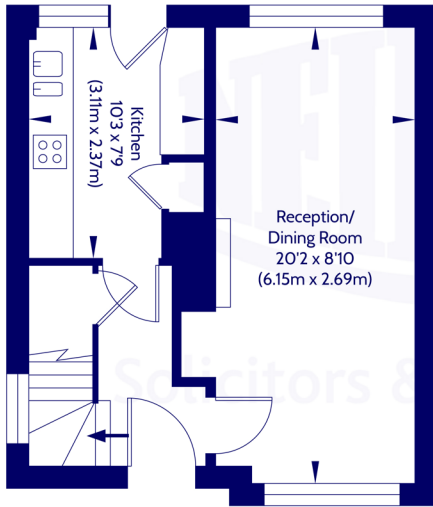
## Location

The property is located in the desirable residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a wider range of high street named stores. The area enjoys excellent local schooling at all levels, together with leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport which links it to the City Centre and surrounding areas together with the Edinburgh Tram system. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

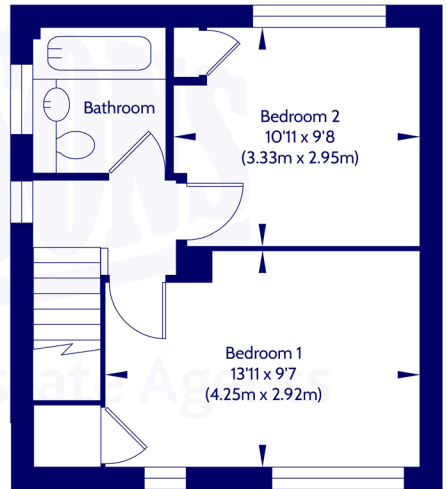


Approx. Gross Internal Floor Area 61.87 Sq M / 666 Sq Ft.

Ground Floor



First Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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