










Offers Over
£180,000

53 Broombank Terrace

Corstorphine | Edinburgh | EH12 7NZ

This impressive main door lower villa with private gardens including a delightful landscaped south facing rear garden is pleasantly positioned within the popular residential district of Corstorphine, close to excellent amenities, reputable schooling and superb transport links.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - C



Description

Offered to the market in move-in condition, this lovely home shall undoubtedly appeal to the first time buyer/ couples or young families and merits internal viewing to be fully appreciated. Enjoying a light and stylish interior throughout, the accommodation comprises entrance hallway with good storage provisions. There is a sizeable, south facing lounge with French doors leading to the private garden. The modern kitchen is located off, fitted with a range of wall and base units with built-in electric oven/hob/hood, with additional appliances included. There are two front facing double bedrooms and the stylish bathroom with wet wall paneling, comprises of a white three piece suite with vanity sink unit, electric shower over bath and ceiling spotlights. Further benefits include gas central heating with combi boiler and triple glazing (excluding the bathroom window which is double glazed).



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood, fridge freezer and washing machine.

Gardens and parking

The property benefits from private gardens to the front and rear. The front garden is laid with chip stones and would make a fantastic driveway, subject to the necessary permissions being obtained. The sunny, south-facing rear garden is fully enclosed with a large decked patio with steps leading to an area of artificial lawn with paved border. A communal drying area is located beyond. Ample on-street parking is available within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

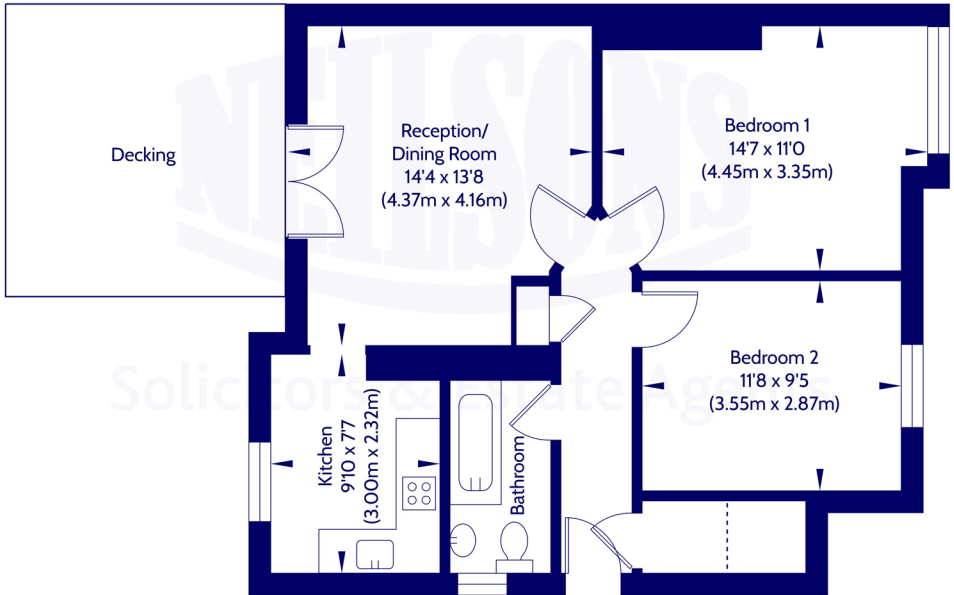
The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.

Ground Floor

Approx. Internal Area 61.24 Sq M / 659 Sq Ft.

Not to scale. For identification only.

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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.



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