










Offers Over

£265,000

20 Wester Broom Gardens

Corstorphine | Edinburgh | EH12 7RA

Bright and spacious semi-detached villa with private gardens including a large southwest facing rear garden and driveway, pleasantly positioned within a peaceful street in the sought after Corstorphine district of the city, close to excellent amenities, commuting links and reputable schooling.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – E
-  Council Tax Band - E



Description

The property would now benefit from some modernisation and upgrading yet offers huge potential and shall undoubtedly appeal to those looking to put their own personal touch on a home. The accommodation comprises; entrance hallway with understair storage cupboard and hatch to large dry cellar area. There is a large dual aspect reception room diving naturally into living and dining space. The kitchen is fitted with wall and base units with appliances included in the sale and provides direct access to garden. Carpeted staircase leads to the upper landing with window to side and large storage cupboard. There are three good sized bedrooms, with bedroom two benefiting from built-in wardrobes and cupboard housing tank. The shower room comprise of three piece suite with WC, wash hand basin with shower enclosure. There is a large floored loft space with fixed steps offering excellent scope for a loft conversion subject to the necessary planning consents. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker, washing machine, fridge and freezer.

Gardens and parking

There is a private garden located to the front laid to lawn with attractive borders. A driveway is located to the side providing valuable off-street parking and leads to the fully enclosed rear garden which benefits from lots of natural light by way of the southwest facing aspect. The two garden sheds and greenhouse shall be included in the sale.

Viewing

By appointment with Neilsons on 0131 625 2222.





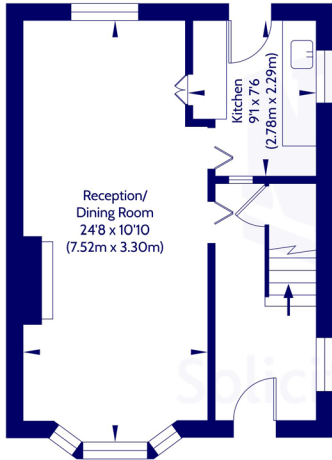
Location

The property is in the sought-after residential area of Corstorphine, which lies to the west of the City Centre. Many local shops and services are on hand with a large Tesco's superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait offers 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 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 Airport.

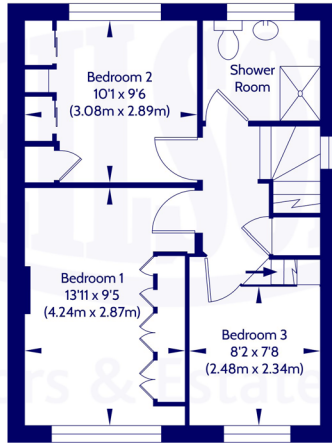




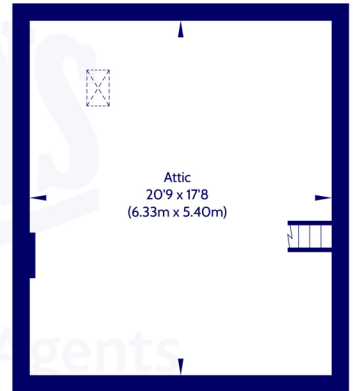
Approx. Gross Internal Floor Area 76.09 Sq M / 819 Sq Ft.



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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