



23 Wester Broom Gardens
Corstorphine, Edinburgh, EH12 7RA



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Wester Broom Gardens

Bright, well proportioned and easily manageable Semi-Detached Villa which is quietly situated in this popular and mature residential district to the west of the city centre.

- Reception hall
- Lounge/diningroom
- Recently refurbished kitchen
- 2 Double bedrooms
- Bathroom
- Loft storage
- Gas central heating
- Double glazing
- Private gardens to front & rear
- Driveway

Home Report: £245,000

EPC Rating: D

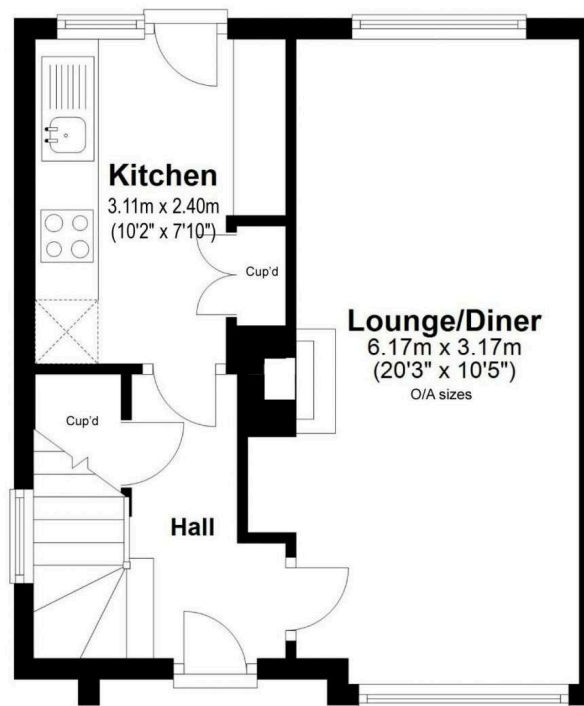
The accommodation would perhaps now benefit from a degree of modernisation and cosmetic upgrading and comprises reception hall, spacious open lounge/dining room, recently refurbished kitchen, two double bedrooms and bathroom with shower. Gas central heating has been installed along with double glazed window units. There are mature private gardens to the front and rear, the latter of which is very bright and open, catching the sun, and benefits from an area of lawn and paved patio. The front garden is mainly laid to lawn and enjoys the summer sun well into the evening. A chipped driveway to the side facilitates off-street parking and unrestricted on street parking is available on Wester Broom Drive itself.

It is anticipated that this home will prove to be of particular interest to the professional couple or young family and early viewing is highly recommended to appreciate the potential on offer.

Extras: To include all fitted carpets and fitted floor coverings, curtains, light fittings, cooker, fridge/freezer and washing machine. The wardrobe within bedroom 1 and the sideboard within the lounge/diningroom can also be included if desired.

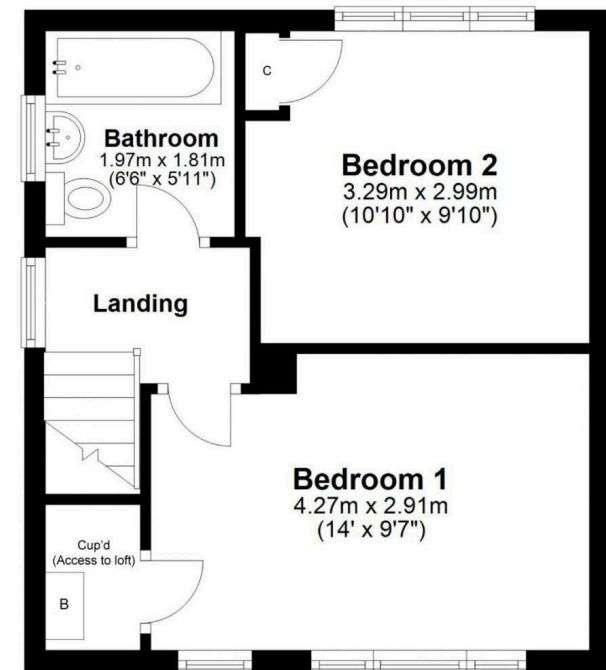


Corstorphine offers a good range of local shops, banks, beauty salons and restaurants, as well as larger retail outlets, such as a 24 hour Tesco and a Co-op and the Gyle Shopping Centre is within easy reach. Nearby, Corstorphine Hill is the ideal place for a tranquil stroll, offering lovely views over the city. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. Reputable schooling from nursery to senior levels are within proximity of the property, including Gylemuir Primary School which is only a few minutes away. There are excellent commuter links nearby including the City of Edinburgh Bypass, M8/ M9 and the A8 linking Edinburgh International Airport. Regular buses provide quick and easy access to the City Centre and South Gyle railway station offers links to Waverly Station, Glasgow and beyond.



Ground Floor

Approx. 31.4 sq. metres (337.8 sq. feet)

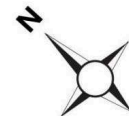


First Floor

Approx. 30.8 sq. metres (331.9 sq. feet)

Total area: approx. 62.2 sq. metres (669.7 sq. feet)

Floorplan for layout purposes only. Not To Scale



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