

**28 Wester Broom  
Terrace  
Edinburgh EH12 7QY  
Offer Over £300,000**

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Three bedrooms
- Attic Room
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Garden office
- Large south-west facing garden
- Off-street parking for two cars

**Council Tax Band: E**  
**Tenure: Freehold**  
**Annual Service Charge: £0**  
**Shared Ownership: N**



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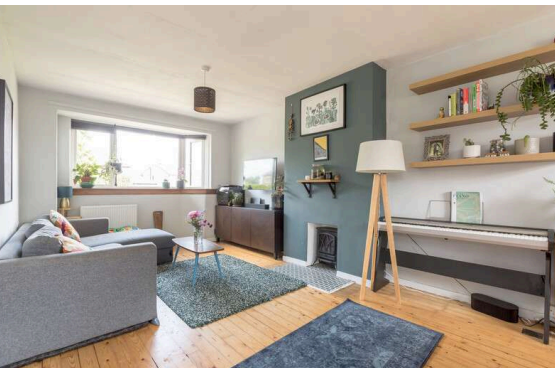
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EPC C





## Semi-detached Villa

Blair Cadell is delighted to present this superb three-bedroom semi-detached home in the highly sought-after area of Corstorphine. With beautiful garden spaces surrounding the property and fantastic local amenities, this home is ideal for families and is a must-see.

The accommodation includes a spacious living/dining room perfect for hosting friends and family. The galley kitchen is equipped with a range of floor and wall-mounted units, a gas hob, an electric oven, and white goods included in the sale. The home offers two double bedrooms and one single bedroom, with the master bedroom featuring large free standing wardrobes and access to a fully floored attic room. The family bathroom includes a three-piece suite with a mains shower over the bath and a superb rainwater shower head. The property benefits from gas central heating and double glazing throughout, ensuring maximum efficiency. The large south-west-facing gardens featuring a greenhouse and decked area offering ample room for outdoor activities and potential development, subject to relevant planning permissions. Additional features include a garage with an office setup ideal for home working, an E.V charging point, bike shed, and off-street parking for two cars.

Located in the highly regarded Corstorphine area of Edinburgh, which lies to the north of the City Centre, the property benefits from a close-knit community spirit and a superb range of shopping outlets in Corstorphine Village and the nearby Gyle Complex. Leisure options are excellent, with various bars and restaurants, health and sports clubs such as David Lloyd, and the Drum Brae Leisure Centre just a short walk away. The area offers excellent schooling from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas, right at the property's doorstep. The City Bypass and main motorway networks are also within easy reach. For alternative transport options, South Gyle and Haymarket railway stations are easily accessible, and Edinburgh Airport is just a short drive away.

**Viewing by appointment on 0131 337 1800**





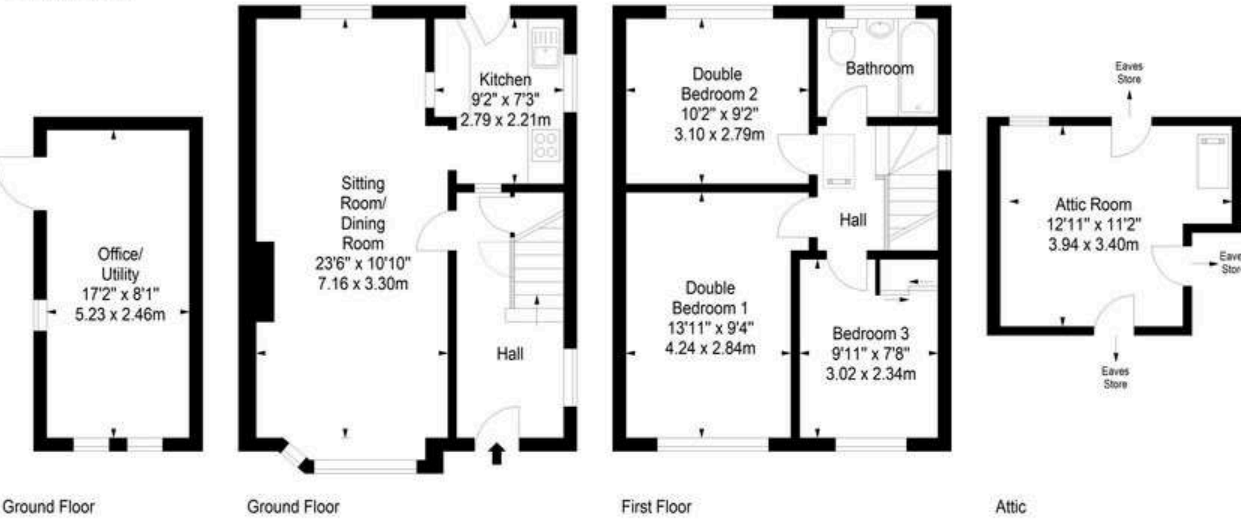




**Wester Broom Terrace,  
Edinburgh,  
Midlothian, EH12 7QY**



Approx. Gross Internal Area  
825 Sq Ft - 76.64 Sq M  
Attic Room  
Approx. Gross Internal Area  
130 Sq Ft - 12.08 Sq M  
Office/ Utility  
Approx. Gross Internal Area  
138 Sq Ft - 12.82 Sq M  
For identification only. Not to scale.  
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Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

