










Fixed Price

**£195,000**

## 52 Broombank Terrace

Corstorphine | Edinburgh | EH12 7NY

An exceptional opportunity to purchase this main door lower villa with a driveway and private gardens in the sought-after Corstorphine district. Close to excellent amenities and commuting links, this property is perfect for first-time buyers, young families, or those looking to downsize.

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



## Description

In brief, the accommodation comprises: a welcoming vestibule with storage leading to an inner hallway; a pleasant reception room overlooking the rear garden, offering space for a dining table, Edinburgh Press storage and a neutral décor; newly installed fitted kitchen with a range of white wall and base units, subway style tiling to splash areas, and space for freestanding appliances; a principal double bedroom with a bay window flooding the room with light; a second well-proportioned double bedroom; and a contemporary bathroom with stylish tiling, a white three-piece suite, and a thermostatic rainfall shower over the bath.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Driveway

The property benefits from a spacious garden to the rear mostly laid to lawn with drying area and shed. Off street parking is available with a multi vehicle monoblock driveway

## Viewing

Please contact Neilsons on 0131 625 2222.





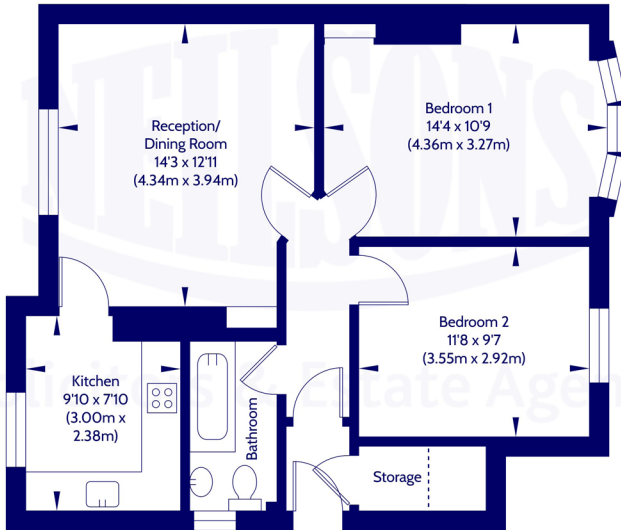
## Location

The sought after area of Corstorphine well served by local retailers and The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing additional high street named shops and services. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas and the City Centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the Drum Brae Library and Community Hub. Corstorphine offers a full range of banks, post offices and restaurants, cafes and pubs, together with the attraction of Edinburgh Zoo. The area is ideal for commuters as links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport are all close at hand together with a very useful tram stop nearby.



Approx. Gross Internal Floor Area 60.38 Sq M / 650 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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