










23 Broombank Terrace

Corstorphine | Edinburgh | EH12 7NZ

A fantastic opportunity has arisen to purchase this impressive double upper flat pleasantly situated within a quiet cul-de-sac setting in the popular residential area of Corstorphine. Located close to local amenities and transport links, the property has been extensively upgraded by the present owner, offering modern interiors with the added benefit of a private garden and driveway, and viewing is highly recommended to truly appreciate the accommodation on offer.

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



Description

The main door opens to an internal staircase and hallway, leading to a rear aspect reception room featuring an Edinburgh press and elegant wooden flooring. The fitted kitchen is well-equipped with a range of wall and base units, complemented by tiling in the splash areas. The property offers two double bedrooms on the lower level; the front-facing bedroom includes mirrored built-in wardrobes, while the second bedroom is spacious and comes with additional built-in storage. The principal bedroom is located on the upper level, offering a generous space with open views, built-in wardrobes, and a fully tiled en-suite shower room. The main bathroom is also fully tiled, boasting a white three-piece suite, a Mira electric shower, and a heated towel rail.



Extras

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

Gardens & Driveway

Outside, a two-car driveway is situated at the front, with additional on-street parking available. The rear of the property features a private garden and access to a shared drying area.

Viewing

Please contact Neilsons on 0131 625 2222.





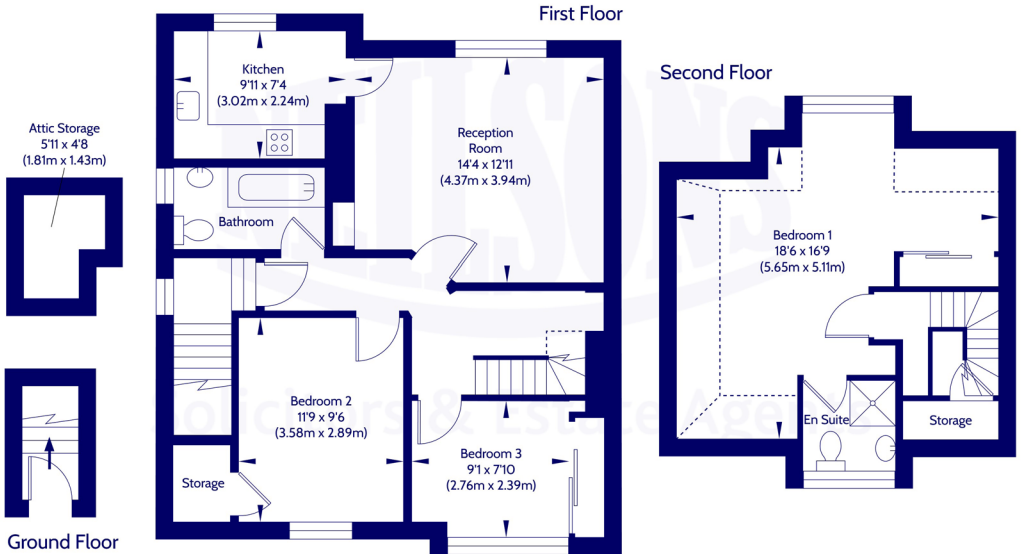
Location

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.





Approx. Gross Internal Floor Area 86.04 Sq M / 927 Sq Ft.



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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