

**87 Broombank Terrace  
Edinburgh EH12 7NZ**

**Offers Over £225,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods included sale
- Four bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Private garden area
- Driveway

**Council Tax Band: D**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: No**



2



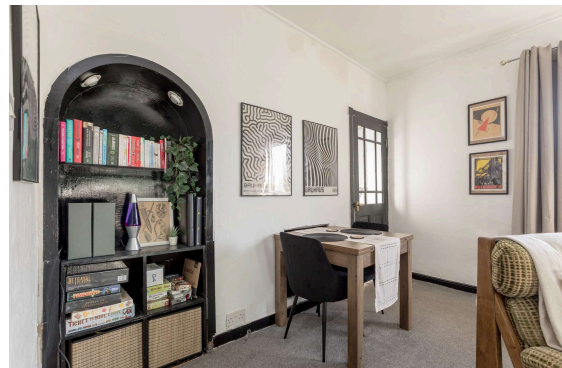
4



1



EPC D





## Flat

Blair Cadell is delighted to present this beautifully maintained, spacious double-upper flat in the highly desirable Corstorphine area. With four bedrooms and generous living spaces, this property offers a versatile layout that is sure to appeal to a range of buyers.

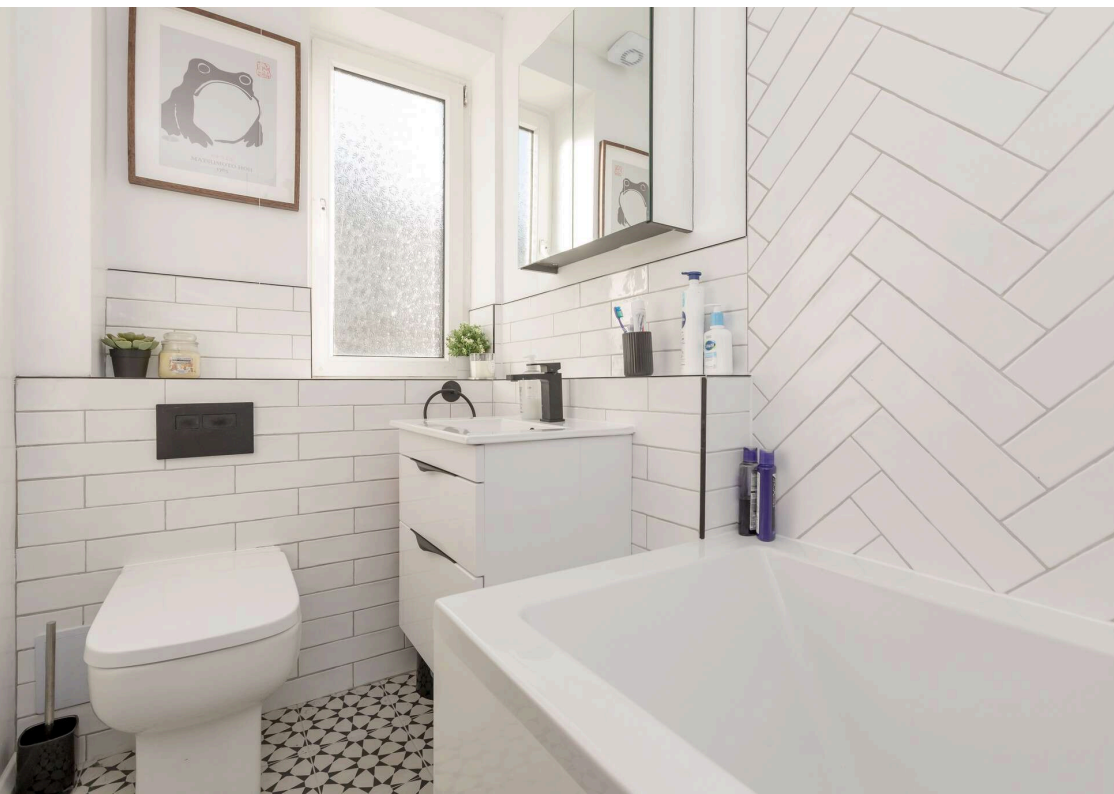
The accommodation includes a large, welcoming living/dining room, perfect for relaxing or entertaining family and friends. The kitchen, recently upgraded, features a stylish selection of floor and wall-mounted units, induction hob, electric oven, and integrated appliances for a modern, functional cooking space. Four bedrooms are spread across the two floors, providing ample room for family members or guests. A well-appointed family bathroom includes a three-piece suite and a mains-powered shower over the bath. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency year-round. Outside, a private rear garden offers a lovely outdoor space ideal for the summer months and benefits from a useful garden shed, while a driveway provides convenient off-street parking.

Located in the Corstorphine area, north of Edinburgh's City Centre, the property is part of a vibrant community with an impressive range of local amenities. Residents can enjoy a variety of shops in Corstorphine Village as well as at the nearby Gyle Shopping Complex. Leisure options abound, including popular bars, restaurants, sports clubs like David Lloyd, and the Drum Brae Leisure Centre, all within easy reach. The area is also well-regarded for its educational offerings, with excellent schools from nursery through senior levels. An efficient public transport network connects to all parts of the city and beyond, with bus stops conveniently located close by. The City Bypass, motorway links, South Gyle and Haymarket railway stations, and Edinburgh Airport are also easily accessible, making this an ideal location for commuters and travelers alike.

**Viewing by appointment on 0131 337 1800**





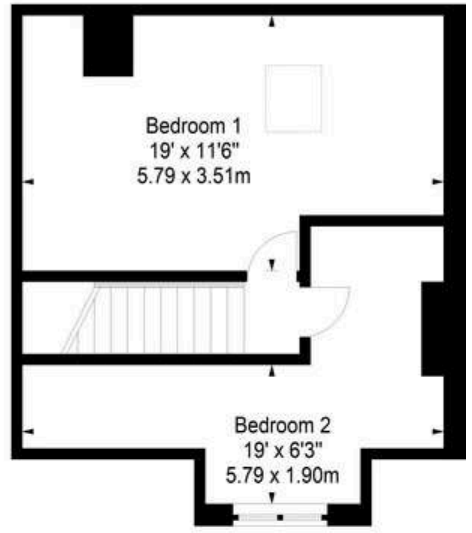
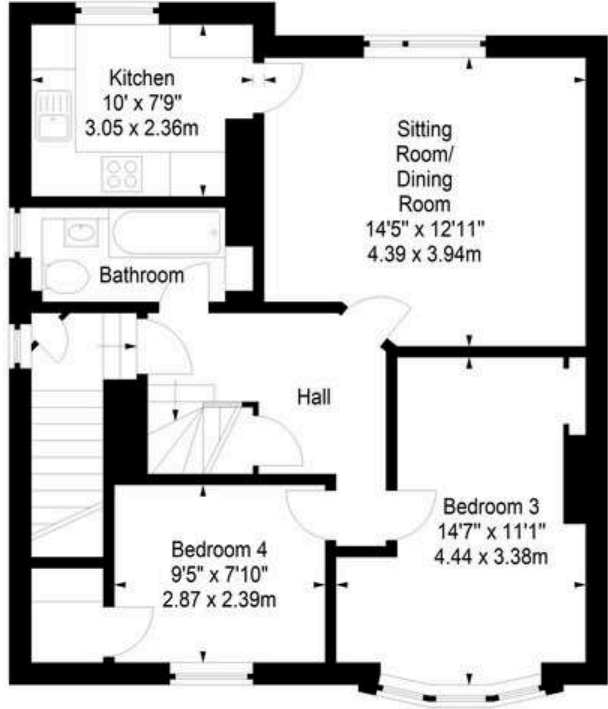




**Broombank Terrace,  
Edinburgh, EH12 7NZ**



Approx. Gross Internal Area  
1115 Sq Ft - 103.58 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor Entrance

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)

