



**RALPH SAYER**  
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# 15 Broombank Terrace

Corstorphine, Edinburgh, EH12 7NZ



# 15 Broombank Terrace

Quietly situated in sought-after Corstorphine, this traditional upper villa offers an inviting two-bedroom home with tasteful, modern décor. The interiors also include a bathroom, useful incorporated storage, and a conveniently connected reception room and kitchen, both of which are exceptionally bright spaces. The villa has the exclusive use of a lovely, large garden and a double driveway for convenient parking. Travelling by public transport is also easy from the property, with bus, rail, and tram links within walking distance.

Extras: The sale includes all fitted floor coverings and window coverings, light fittings, and freestanding/integrated goods. The freestanding wardrobe in Bedroom 2 can be also be included.

## Property Summary

- Quiet, well-connected suburban location
- Upper villa with attractive modern décor
- Ground-floor vestibule and upper hall
- Bright living/dining room with kitchen access
- Light-filled (mostly integrated) kitchen
- Two spacious double bedrooms with storage
- Bathroom with shower-over-bath
- Large private garden with a shed
- Shared drying green
- Private double driveway
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £195,000











Bright living/dining room  
with kitchen access, a  
light-filled kitchen and two  
spacious double bedrooms  
with storage











Bathroom with shower-  
over-bath and a  
large private garden with  
a shed









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