



1 Wester Broom Gardens

Corstorphine, Edinburgh, EH12 7RA



VMH ESTATE AGENTS



Lovely 3 bedroom semi-detached family home in the popular Corstorphine area

- Sitting room with bay window
- Dining room
- Kitchen with garden access
- 2 double bedrooms
- Bedroom 3/study
- Front & rear garden
- Driveway & garage/workshop
- Spacious family home
- Excellent location close to amenities
- Gas central heating & double glazing



Offers Over: £280,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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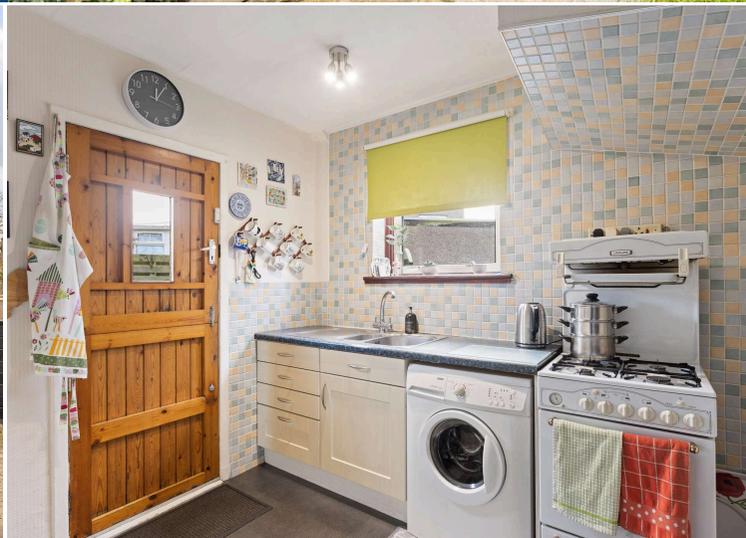
About the Property

Located in the popular area of Corstorphine, to the west of the city, this 3 bedroom semi-detached property is ideal for a growing family.

Internally the property has been well-maintained, but would benefit from some updating and modernisation. The home could also be extended subject to planning. Further benefits include gardens to the front, side & rear, a driveway & single garage.

Extras

To include all fitted carpets, curtains (except the curtains in the sitting room), curtain poles & blinds, slot in cooker, washing machine, fridge/freezer, the tumble dryer & workbench in the garage.





Location

Corstorphine is a highly desirable and well-connected residential area west of Edinburgh City Centre. It offers excellent transport links by car, tram, train, and bus, with easy access to Edinburgh International Airport and major routes to Glasgow, Fife, and beyond.

The area is renowned for its shopping, featuring a mix of traditional high street stores and major retailers including Tesco Extra, LIDL, and Co-op, while The Gyle Shopping Centre offers over 40 shops and eateries. Residents enjoy superb leisure facilities such as David Lloyd gym, Corstorphine Hill's scenic walks, local sports clubs, and nearby golf courses.

Primary & secondary education are well catered for with good local schools in the area and convenient access to Edinburgh's leading independent schools.



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Total Area: 76.6 m² ... 825 ft² (excluding garage)

All measurements are approximate and for display purposes only.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.