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34 Wester Broom Terrace

Corstorphine, Edinburgh, EH12 7QT



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Welcome to a two-bedroom semi-detached house in sought-after Corstorphine, offering attractive interiors that are bright, spacious, and neutrally decorated. The home also features a quality kitchen and shower room; plus a floored attic and it has private parking for at least two cars. It is also flanked by neatly-kept gardens, including a generous southwest-facing rear garden which is fully enclosed and laid with a lawn and patio. This property is an excellent residence for a wide variety of buyers, and it is sure to be popular with commuting professionals, first-time purchasers, and young families alike.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge, and a washing machine to be included in the sale.

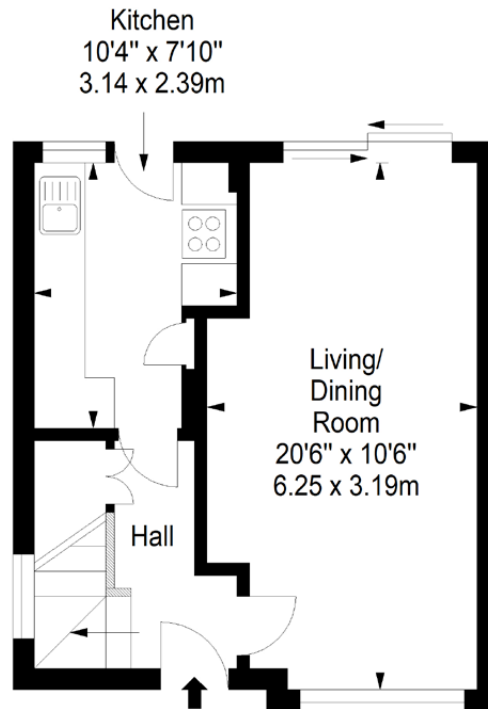
Features

- Semi-detached house in move-in condition
- Convenient location in Corstorphine
- Near amenities, schools and transport links
- Blank canvas of décor throughout
- Entrance hall with built-in storage
- Dual-aspect living/dining room with garden access
- Generously appointed kitchen
- Two double bedrooms with built-in wardrobes
- Modern three-piece shower room
- Floored attic
- Well-maintained front and rear gardens
- Private tandem driveway
- Gas central heating and double glazing
- EPC - D

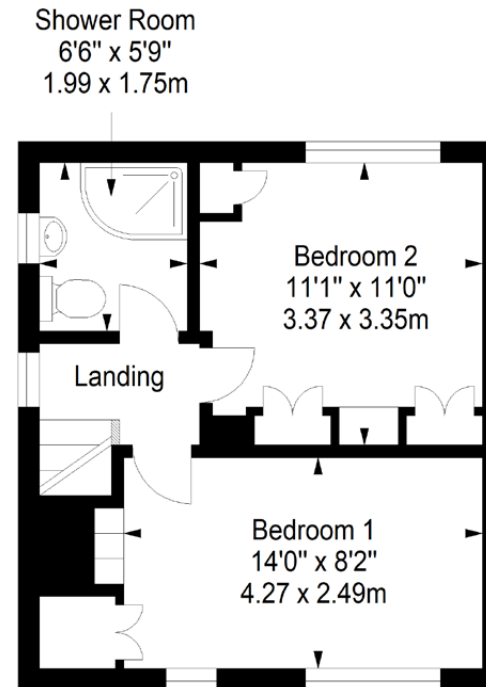


Floorplan

Ground Floor
Approx. 32.1 sq. metres (345.5 sq. feet)



First Floor
Approx. 31.5 sq. metres (339.1 sq. feet)



Total area: approx. 63.6 sq. metres (684.6 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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