



3



1

21 Broomburn Grove

Corstorphine, Edinburgh, EH127NN



JOHNSON LEGAL
SOLICITORS

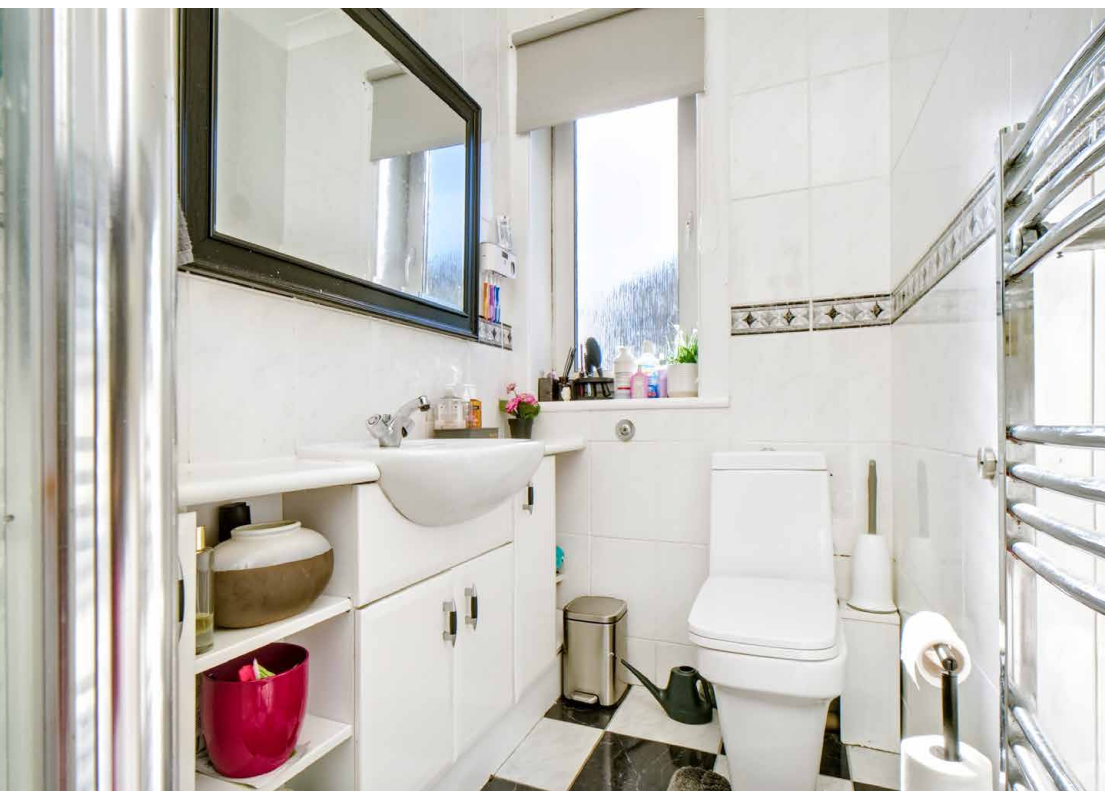


This main-door double-upper flat is a charming three-bedroom residence with neutrally decorated interiors. It features two reception areas, a good-size kitchen, and excellent storage, including access to a generous eaves store. Furthermore, it has private parking and a fully-enclosed private garden that is laid to lawn. Nestled on a quiet cul-de-sac, this home also has a convenient location in Corstorphine, set within easy reach of supermarkets, The Gyle Shopping Centre, schools, and regular transport links. It is a fantastic property for commuting professionals, families, and first-time buyers alike.

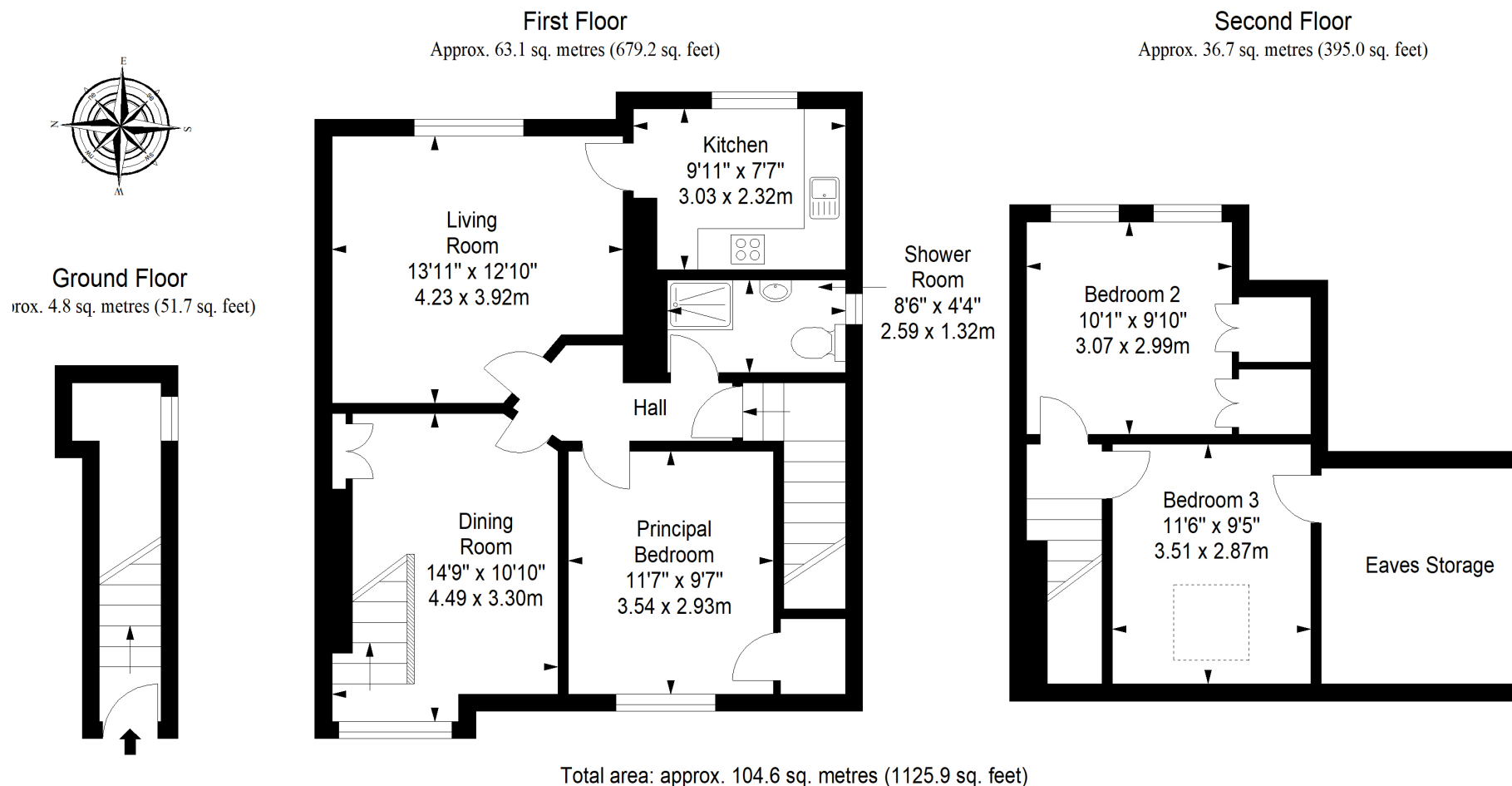
Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven and gas hob), a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

Features

- A spacious double-upper flat
- Situated in highly desirable Corstorphine
- Lightly decorated interiors
- Private main-door entrance
- Bright and airy living room
- Well-appointed kitchen
- Dining room with stairs to upper floor
- Three double bedrooms with storage
- Bright three-piece shower room
- Well-maintained private garden with a shed
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC - D



Floorplan



1 Lynedoch Place, Edinburgh, EH3 7PX | www.johnsonlegaledinburgh.co.uk | david@johnsonlegal.co.uk | 0131 622 9222

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.



JOHNSON LEGAL
SOLICITORS