











Offers Over
£355,000

3 Wester Broom Grove

Corstorphine | Edinburgh | EH12 7RJ

A rare opportunity has arisen to acquire this impressively extended three bedroom semi-detached villa pleasantly positioned within a quiet and sought-after pocket of Corstorphine. Boasting a garage and a lovely private garden whilst being situated close to excellent amenities and transport links, the property makes for an ideal family home. Viewing suggested.

-  3 beds
-  2 public
-  3 bathrooms
-  Conservatory
-  Private garden
-  Garage and driveway
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance vestibule, hallway with understairs storage provisions, bright and airy living room, fully-fitted kitchen with a range of integrated white goods and under-unit lighting whilst being styled with traditional white units and a sleek marble worktop, open-plan lounge/diner offering flexibility and room for different configurations, triple-aspect conservatory with French doors leading to the garden, partially-tiled downstairs shower room with a corner cubicle, rainfall shower and heated towel rail, first floor landing, generous principal double bedroom with twin windows, dressing area and a rear-facing aspect, partially-tiled ensuite shower room with a walk-in rainfall shower and 'His and Hers' sinks, second spacious double bedroom with room for different configurations, partially-tiled family bathroom suite with a spa bath, over-bath shower and heated towel rail, second landing with a Velux window, third sizeable double bedroom with space for freestanding furniture, Velux windows and eaves access for storage.



Further benefits include gas central heating and double glazing throughout.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, fridge-freezer, washer-dryer and freestanding wine cooler, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner there is a single garage and multi-car monoblock driveway for off-street parking as well as on-street parking to accommodate visitors. To the rear of the property is a gorgeous private rear garden mostly laid to lawn with separate patio areas, wooden deck, and a border of mature trees and shrubs. There is also a cellar housing the boiler offering addition storage space.

Viewing

By appointment through Neilsons 0131 625 2222.





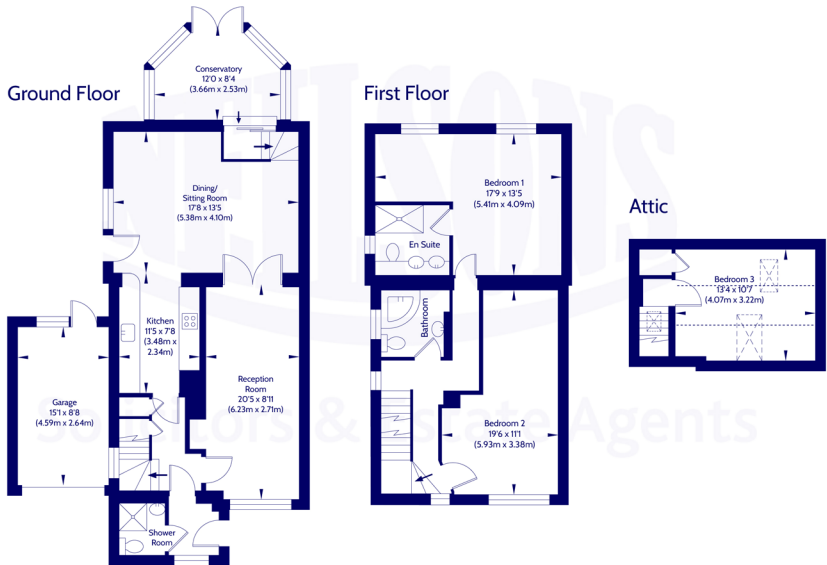
Location

Wester Broom Grove forms part of an established residential area close to a variety of local retailers serving everyday needs, including cafes, boutique shops, a butcher and a Scotmid. In addition, there is a Tesco Extra supermarket and Lidl close at hand together with the Gyle Shopping Centre just a short drive away. The city centre and surrounding areas are easily accessible by means of frequent public transport together with road links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport. Leisure and recreational opportunities include the Drum Brae Leisure Centre, local golf courses, a David Lloyd and 24hr gym.





Approx. Gross Internal Floor Area 142.72 Sq M / 1537 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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