



Offers Over

£175,000

117 Broombank Terrace

Corstorphine | Edinburgh | EH12 7PA

A superb opportunity has arisen to purchase this well-proportioned two-bedroom lower villa, quietly positioned within a popular residential area of Corstorphine. Close to an excellent range of local amenities and well-connected by public transport and road links, the property will appeal to a wide variety of buyers, including first-time purchasers, downsizers, and growing families.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band – C



Description

The property has been fully refurbished throughout and is presented in move-in condition, featuring a newly installed kitchen and bathroom, fresh neutral décor, and quality new flooring. A welcoming vestibule with storage leads into a central hallway providing access to all rooms. The bright reception room enjoys a rear aspect overlooking the garden and includes a useful shelved recess for storage. The modern kitchen is fitted with sleek contemporary units, stylish subway-style splashback tiling, and a combination of integrated and freestanding appliances. Both double bedrooms are generously sized and positioned to the front of the property, offering flexible space for a variety of needs. The bathroom is fitted with a white three-piece suite and benefits from an electric shower over the bath, complemented by low-maintenance acrylic wet wall panelling.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens

Externally, the property enjoys a private front garden enclosed by hedging, as well as an immediate private rear garden with patio area and garden shed. A communal drying green and walkway are shared with neighbouring properties.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

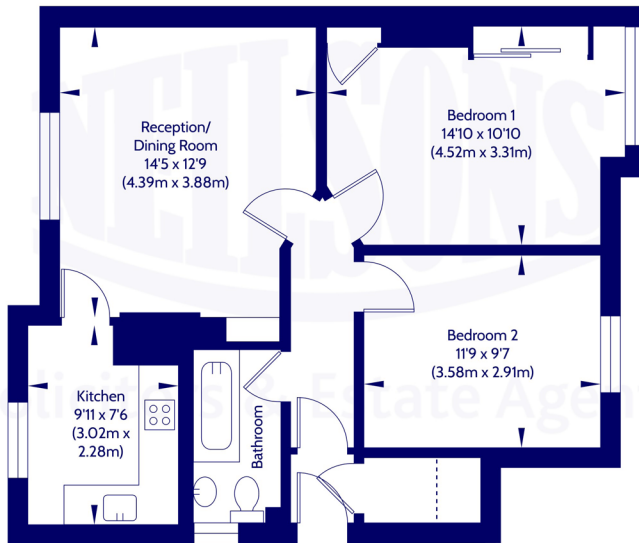
The sought after area of Corstorphine well served by local retailers and The Gyle Shopping Centre and Hermiston Gait are only a short drive away providing additional high street named shops and services. Good schooling at all levels is available locally and the area is very well served by the public transport network linking with surrounding areas and the City Centre. Leisure and recreational opportunities include the Drum Brae and David Lloyd Leisure Centres, local golf courses, tennis club and the Drum Brae Library and Community Hub. Corstorphine offers a full range of banks, post offices and restaurants, cafes and pubs, together with the attraction of Edinburgh Zoo. The area is ideal for commuters as links to the City Bypass, M8/M9, the Forth Road Bridge and Edinburgh International Airport are all close at hand together with a very useful tram stop nearby.





Approx. Gross Internal Floor Area 61.64 Sq M / 663 Sq Ft.

Ground Floor



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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