










Offers Over

**£235,000**

## 28 Wester Broom Drive

Corstorphine | Edinburgh | EH12 7RF

A well-proportioned semi-detached villa forming part of an established residential development and enjoying a superb location in Edinburgh's popular Corstorphine area.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Driveway and timber garage
-  Private front and rear gardens
-  EPC rating - D
-  Council tax band - D



## Description

The property has been well preserved over the years by the existing owner but offers excellent scope to upgrade/modernise to suite individual taste. Well suited to the young family the internal accommodation briefly comprises: entrance porch, hallway with stair to the upper level and built-in storage, bright and comfortable dual facing reception room with carpeted floor, coving and focal fireplace, well equipped kitchen which provides easy access to the back garden and has been fitted with a variety of wood base and wall mounted units, complete with splash tiling, wipe clean worktops and clothes pulley, generously sized principal bedroom with storage and a bright south facing aspect, second double bedroom quietly located to the rear overlooking the rear garden, and finally a family bathroom with three piece colour suite, wet wall panelling, splash screen and shower.



## Extras

All floor covering, fixed shelving, curtain poles, blinds, light fittings, white goods and integrated appliances will be included.

## Gardens and Parking

To the front of the house is a neatly kept lawned garden complete with shaped evergreen bushes and hedgerow. An extensive driveway leads to a timber garage, providing excellent off-street parking/generous overspill storage. To the rear of the house is a large beautifully maintained private garden comprising lawn, flowering bushes, well stocked planted beds and a peaceful paved seating space.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

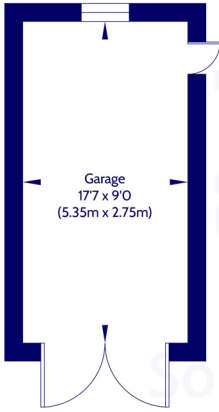
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing and Hermiston Gait, both of which stock a good variety high street retailers. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station, a short walk away, the City of Edinburgh Bypass linking the main Scottish motorway network system together with the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murray field Stadium.



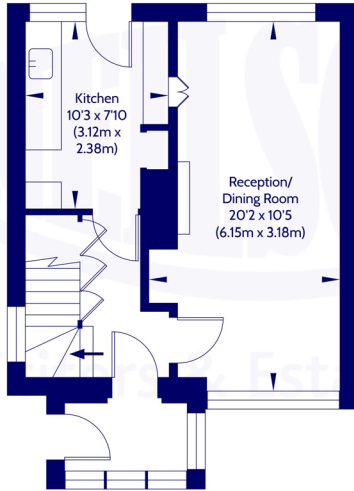


Approx. Gross Internal Floor Area 66 Sq M / 712 Sq Ft.

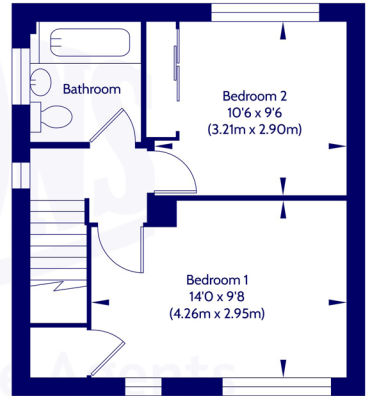
Ground Floor



Ground Floor



1st 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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