



Solicitors & Estate Agents



Offers Over

£225,000

17 Wester Broom Avenue

Corstorphine | Edinburgh | EH12 7RE

This two bedroom semi-detached villa is situated on a quiet residential street in the ever popular district of Corstorphine. Located close to excellent local amenities, transport links and green spaces, the property is now in need of modernisation but offers an excellent opportunity to create a home particularly suited to first time buyers, professionals and young families.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Front & rear gardens
-  Driveway
-  EPC rating – E
-  Council tax band - D



Description

The accommodation briefly comprises; entrance hallway, bright and airy dual aspect lounge/dining room, tiled kitchen with a range of wall and base units with co-ordinated worktops and door to the garden, two double bedrooms, and a shower room with a white suite and heated towel rail. The property further benefits from electric heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, fridge/freezer, washing machine and garden shed.

Gardens and parking

A front garden welcomes you to the property and there is a generous rear garden laid to lawn, offering a place for relaxing and dining in the warmer months. A driveway provides useful off street parking, with on street parking also available.

Viewing

By appointment through Neilsons (0131 625 2222).





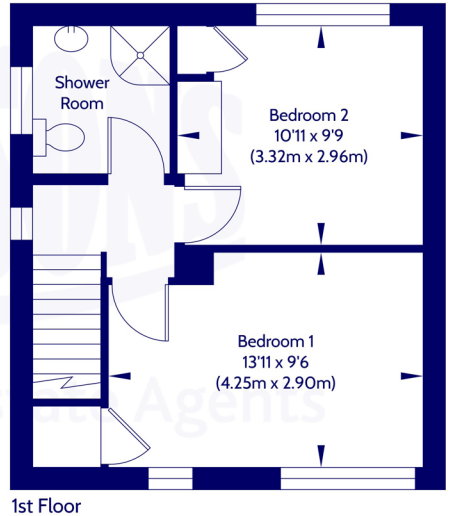
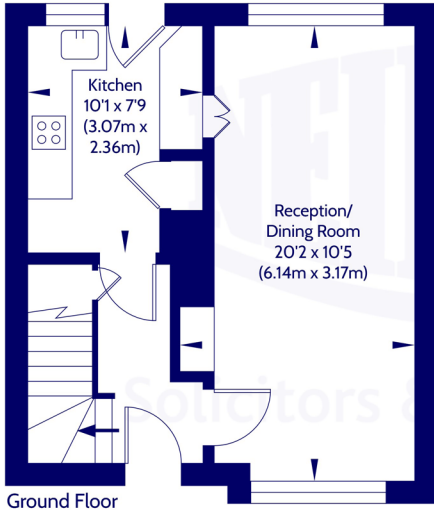
Location

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 many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station & tram stop, the City of Edinburgh Bypass linking the main Scottish motorway network system together with the A8 linking Edinburgh International Airport. An excellent bus service operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and Murrayfield Stadium.





Approx. Gross Internal Floor Area 62 Sq M / 670 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

