



48 Broombank Terrace  
CORSTORPHINE | EDINBURGH | EH12 7NY

  
**warner's**  
solicitors & estate agents





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Beautifully presented upper villa with driveway and private, and shared, rear garden, located in a popular and convenient part of the city. This lovely property is stylish, well planned and attractively decorated, and represents an ideal home for a couple or small family. The sunny living room is large enough to accommodate lounge and dining furniture and has lovely views over to the bowling green and bespoke shelved alcove. The generous modern kitchen is fitted with a range of base and wall mounted units in a contemporary white high gloss, with integrated and space for appliances. The bedrooms are both generous doubles with storage, and the bathroom with mains shower over bath completes the accommodation. The property further benefits from app controlled gas central heating, double glazing, and fantastic storage options throughout including attic with Ramsay ladder access.

- Beautifully presented main door upper villa
- Stairway & hall
- Living/dining room
- Modern fitted kitchen
- Two generous double bedrooms
- Bathroom with mains shower over bath
- App controlled gas central heating
- Double glazing
- Private and shared garden to rear
- Driveway

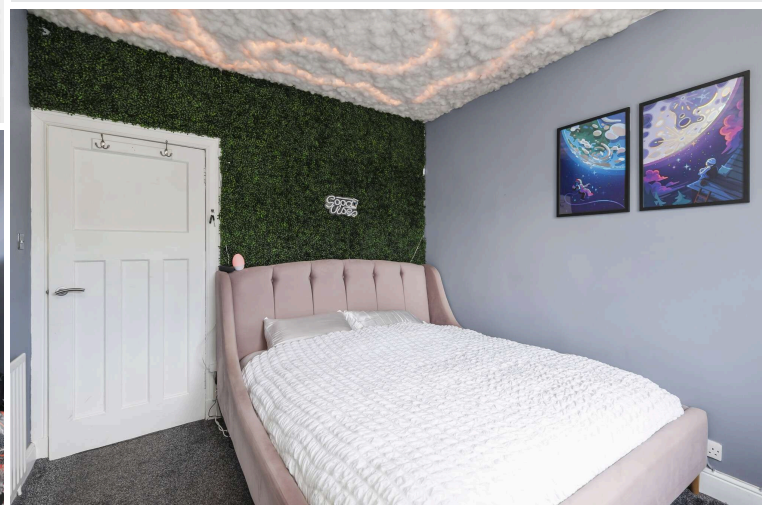
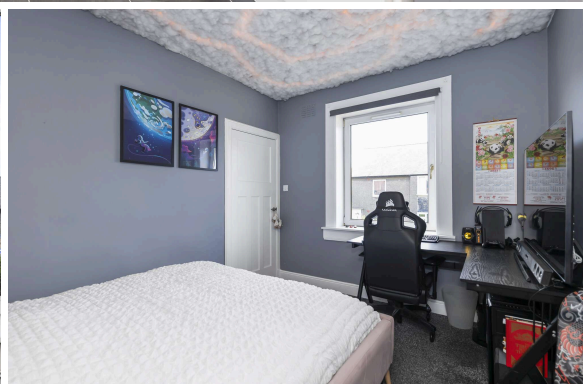
Included in the sale will be the blinds in the living room and hallway, and the fridge freezer.

EPC Rating C. Council Tax Band C.

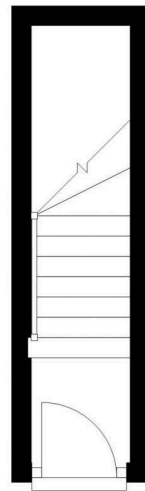
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



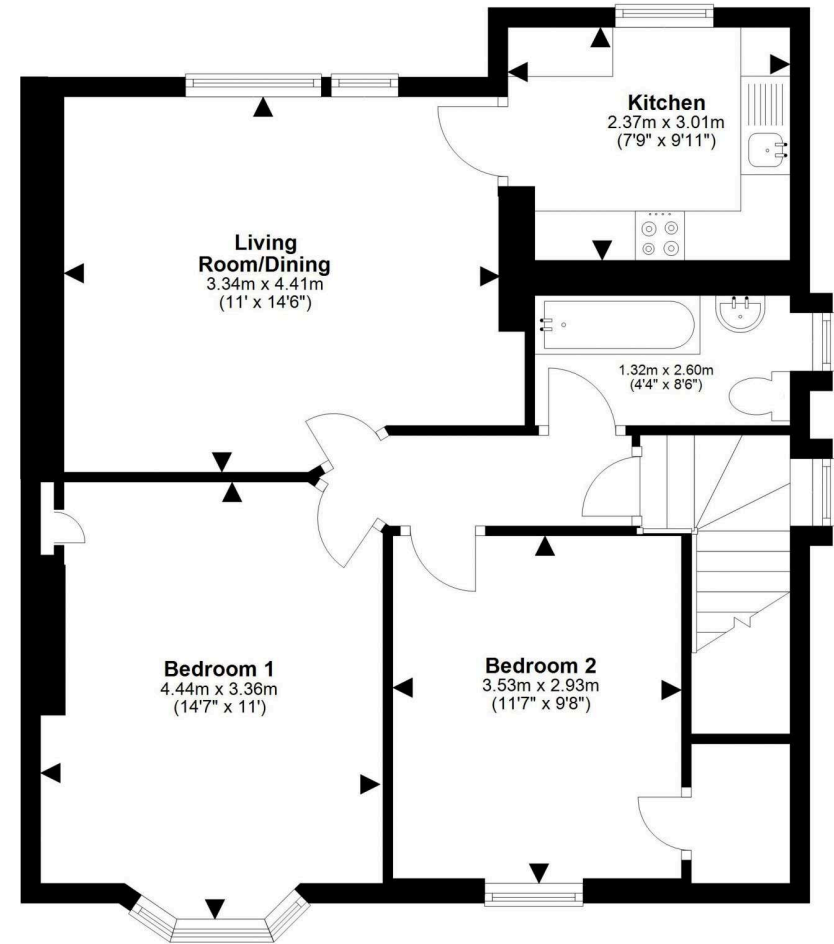
Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine has traditional high street shops alongside large retail outlets, such as a Tesco Extra supermarket and the Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.







**Ground Floor**



**First Floor**

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.