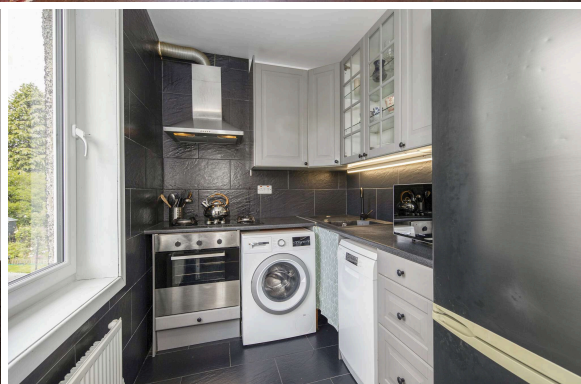




117 Broomfield Crescent
CORSTORPHINE | EDINBURGH | EH12 7LU


warners
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Situated in the highly sought-after area of Corstorphine, just west of Edinburgh's city centre, this delightful two-bedroom upper flat offers the perfect blend of comfortable living and excellent convenience.

Accessed via a main door entry, a pleasant staircase leads to a well-proportioned, light-filled accommodation. The spacious lounge is a true highlight, featuring a large, south-facing window that floods the room with natural light. With its wood flooring, feature wall, and generous proportions, there's ample space to create a variety of furniture layouts to suit your lifestyle.

Adjacent to the lounge, the well-appointed kitchen boasts contemporary cabinetry and comes complete with free-standing appliances, offering a practical yet stylish space for everyday cooking and entertaining.

The master bedroom is a welcoming retreat, offering a spacious layout and a charming bay window that enhances the room's light and airy feel. The second double bedroom is equally well-proportioned, providing versatile space for use as a guest room, home office, or additional sleeping quarters.

A modern, three-piece bathroom suite completes the accommodation, offering a sleek design with a shower over the bath for added convenience.

Outside, you'll find an extensive garden area, featuring a shared drying green, private area of front garden and private rear garden—perfect for relaxing or enjoying outdoor activities.

With excellent transport links and Corstorphine High Street just a short walk away, this property provides the ideal location for both city access and a peaceful residential lifestyle.

- Two double bedrooms
- Spacious lounge with south-facing window
- Contemporary kitchen with free-standing appliances
- Modern bathroom suite with shower over bath
- Extensive shared garden space, small private area of front garden and private rear garden
- Excellent transport links and close proximity to Corstorphine High Street

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

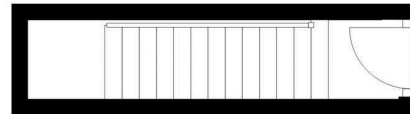


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. 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.

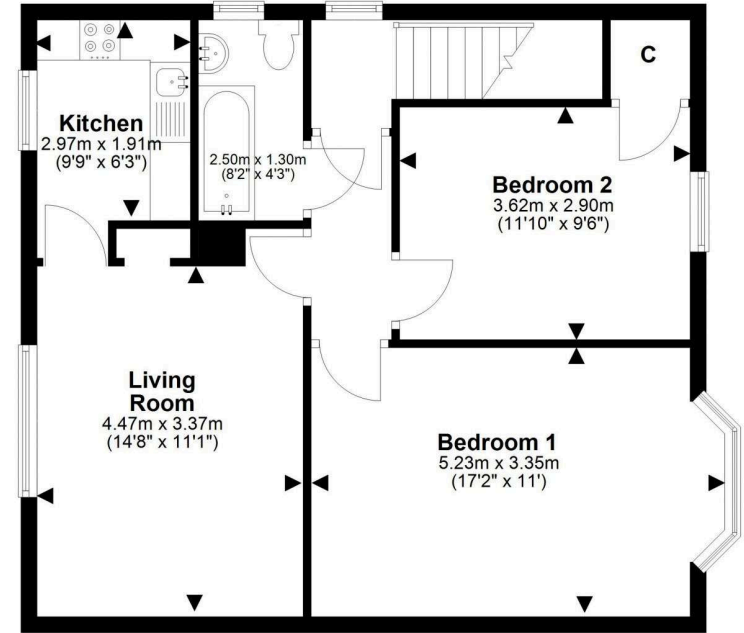
Energy Rating C. Council Tax band C.

All fixtures, fittings, curtains and kitchen appliances such as the dishwasher, washing machine, fridge/freezer, microwave and cooker are included in the sale.





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.