

COULTERS[©]

105 BROOMBANK TERRACE

CORSTORPHINE, EDINBURGH, EH12 7PA

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in the popular and well-connected suburb of Corstorphine, 105 Broombank Terrace is a beautifully presented double upper flat offering spacious accommodation. This attractive three-bedroom home has been tastefully renovated and modernised throughout to create an ideal property for first-time buyers, young families, or professionals seeking generous living space in a desirable location.

KEY FEATURES



Renovated double upper flat.



Three generous double bedrooms.



Private rear garden.



Private driveway providing parking for two cars.



Fantastic transport links nearby.



Excellent local amenities nearby including Gyle Shopping Centre.

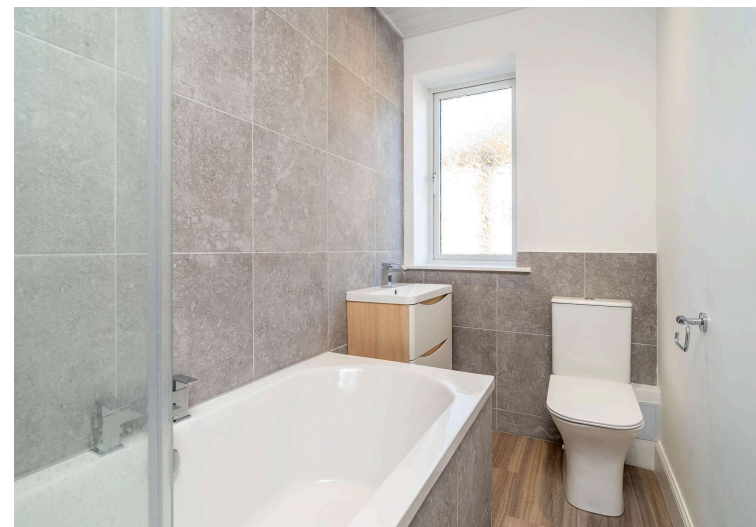


EPC Rating - D



Council Tax Band - D





The main living space is bright and welcoming, featuring fresh décor and large windows that flood the room with natural light. A stylish and modern fitted kitchen offers ample storage and workspace, perfect for those who enjoy cooking and entertaining. The property boasts three well-proportioned double bedrooms, all of which offer, working from home, or additional storage. The interiors have been thoughtfully designed to offer comfort and practicality in equal measure. A brand new three piece bathroom with overhead shower completes the accommodation.

Outside, the home benefits from a private rear garden, ideal for relaxing during warmer months or cultivating a garden haven. A driveway to the front provides private parking for two cars.





THE LOCAL AREA

Corstorphine is a popular residential area located to the west of Edinburgh city centre. It is known for its excellent transport links, variety of amenities and wide range of housing options, making it a popular choice for families, professionals and retirees.

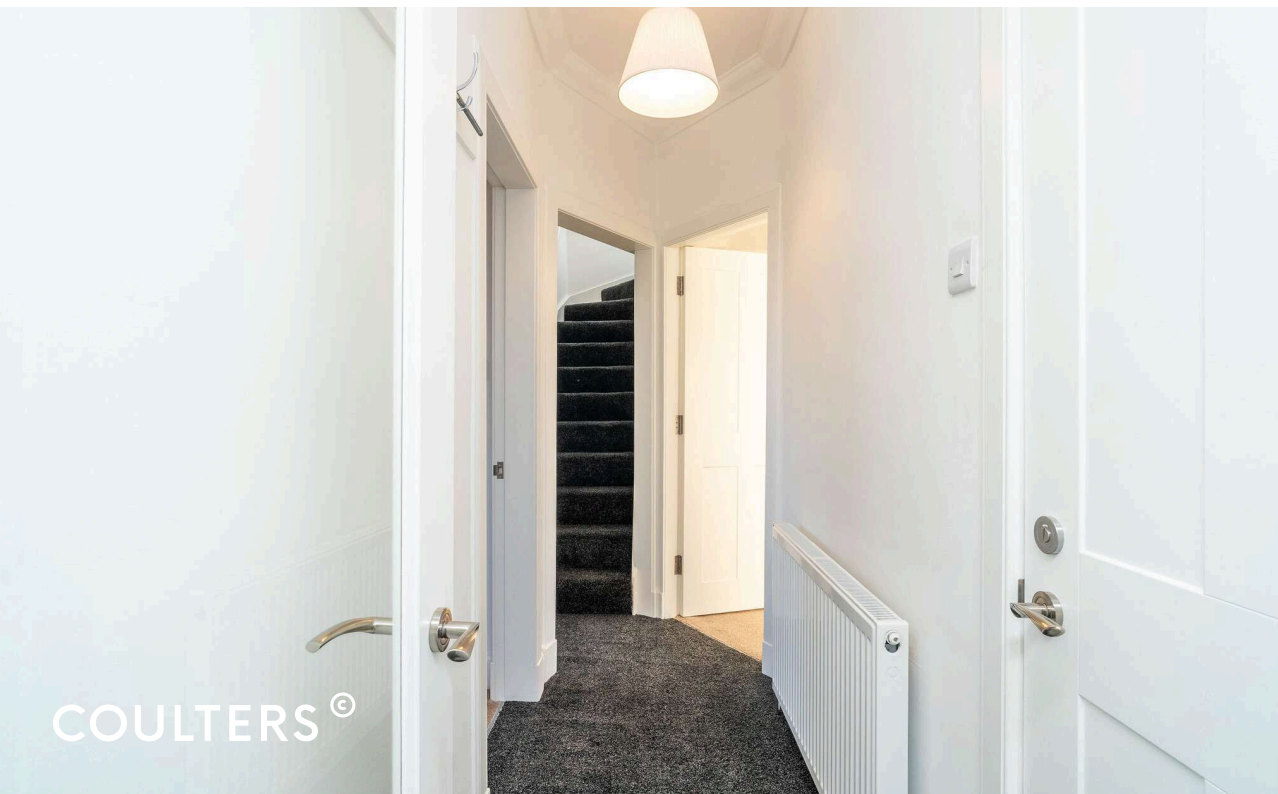
The area is serviced by numerous bus routes that connect it to the city centre, as well as Edinburgh Airport and the tram network, making it an ideal location for those who need to commute to work or travel frequently. For drivers, the area is located close to major road networks such as the M8, M9 and City Bypass, enabling easy access to destinations beyond the city.

Corstorphine also offers a wide range of amenities including supermarkets, independent shops, pubs and restaurants and recreational facilities. Corstorphine Hill offers lovely walks and the shorefront at Cramond is within a short drive.

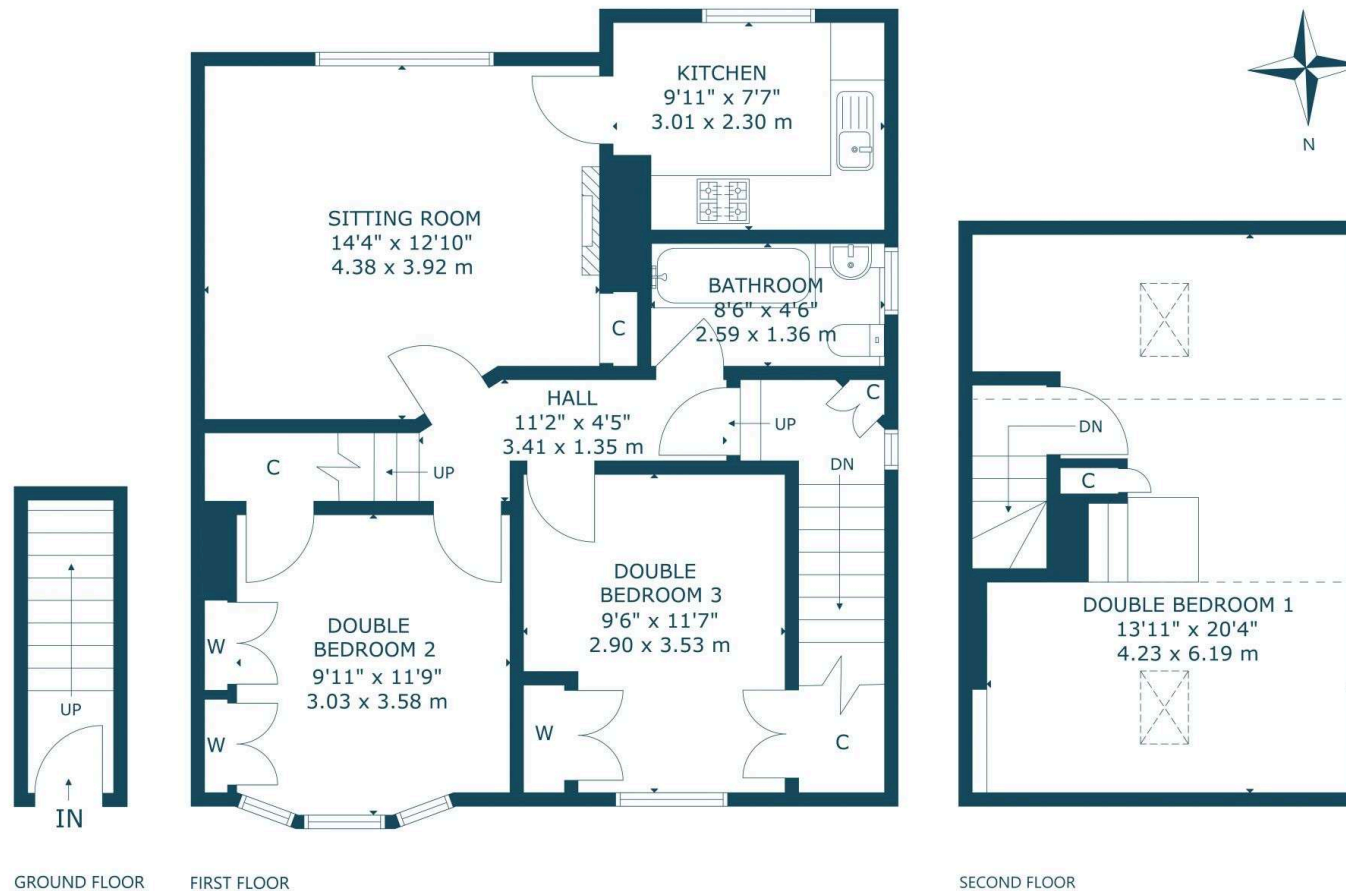
EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £225,000







105 BROOMBANK TERRACE, CORSTORPHINE, EDINBURGH, EH12 7PA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 989 SQ FT / 92 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.