

COULTERS[©]

BROOMBURN GROVE

Yale

28

28 BROOMBURN GROVE,

CORSTORPHINE, EDINBURGH, EH12 7NN

2 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

28 Broomburn Grove is a beautifully presented, well proportioned and bright upper villa, located in the popular residential area of Corstorphine, to the West of the city centre. The property offers most attractive accommodation, including two double bedrooms and a stylish fitted kitchen and bathroom. There is a private garden to the front, side and rear, in addition to a shared drying green. The main front door opens onto the stairs which leads to the upper floor. The spacious sitting room/dining room is filled with light with an open, attractive outlook to the rear. There is ample space for a table and chairs in addition to the comfortable living area. A press cupboard is located in the corner.



KEY FEATURES



Beautifully presented upper villa.



Two bright, attractive double bedrooms.



Private garden to front, side and rear.



Unrestricted on street parking.



Located in the popular area of Corstorphine, to the West of the city centre.



An array of local amenities nearby.



EPC Rating - C



Council Tax Band - C



Fitted with modern cabinetry and plenty of worktop space, the stylish kitchen also benefits from an outlook to the rear. The integrated appliances comprise; electric hob, oven, extractor hood, washing machine, dishwasher and a freestanding fridge/freezer. The property has two well proportioned and attractive double bedrooms, one of which has a good sized cupboard fitted with a hanging rail and houses the boiler. The contemporary shower room completes the internal accommodation, with a large shower enclosure (with rainfall shower head), WC, wash hand basin and heated towel rail.

Externally, when facing the property from the road, the private garden runs from the front, along the left hand side, through to the rear garden, mainly laid with lawn. There is also a grassed shared garden area to the rear.





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

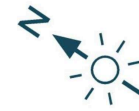
The garden shed, all light fittings, fitted carpets, flooring and integrated appliances are included in the sale price.

The furniture is available by separate negotiation.

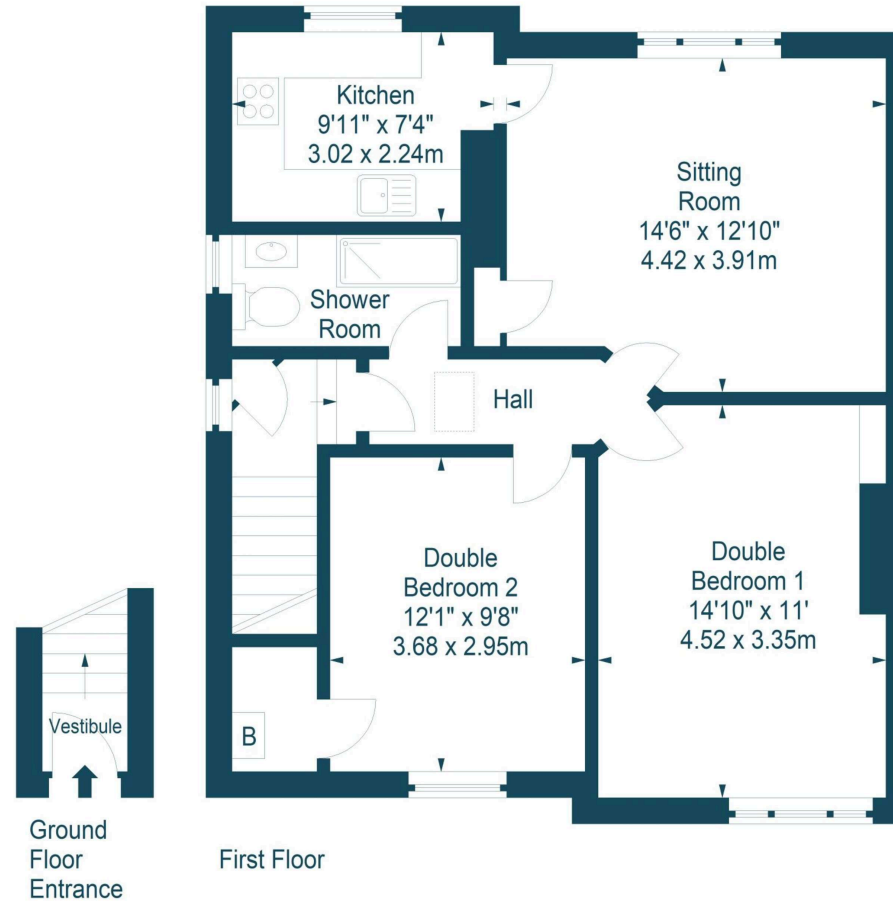




**Broomburn Grove,
Edinburgh, EH12 7NN**



Approx. Gross Internal Area
722 Sq Ft - 67.07 Sq M
For identification only. Not to scale.
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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.