



27 Wester Broom Terrace

Corstorphine | Edinburgh | EH12 7QY

Occupying a substantial corner plot, this attractive semi-detached house offers ideal family accommodation in a superb location close to excellent amenities, schools and transport links. Attractively modernised and meticulously maintained, the house is offered for sale in move-in condition and further benefits from ample scope to extend, subject to the usual planning and consents.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Garage and Driveway
-  Front, side and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The front door opens to a welcoming hallway with window to the side and door through to the generous bay windowed reception room. This bright and airy room has ample space for large scale furniture and an attractive fireplace with pebble flame effect electric fire creating a cosy focal point in the cooler months. The open plan dining room and kitchen is to the rear overlooking the garden and is the ideal space for both family life and entertaining. Fitted with an excellent range of units, including a large peninsula and integrated oven and hob, with the washing machine, drier and fridge freezer also included in the sale. A large under stair storage cupboard houses the Worcester combi boiler and gives access to underfloor cellar space. Upstairs, there are three double bedrooms, all with built-in wardrobes and with attractive aspects to the Pentland Hills to the front and to Corstorphine Hill to the rear. From the rear bedroom a hatch and Ramsay ladder gives access to a fully floored and lined attic space with velux window, currently used as a home office area. A stylish family bathroom with white suite and over bath shower completes the internal accommodation. Benefits on offer include full modern double glazing and gas central heating.



Extras

All fitted floor coverings and window blinds are to be included in the sale along with the white goods in the kitchen and the furniture in the attic room.

Gardens, Garage & Driveway

A particular feature of this home is the superb and well maintained gardens to the front, side and rear, which have been attractively landscaped for ease of maintenance. The front garden has lawn, rockery and monoblock paving which extends to the side of the house and the driveway. The rear and side gardens are enclosed creating a safe space for children or pets to play and has been paved and monoblocked. The summer house is included and means the garden can be enjoyed whatever the weather and there is a useful tool shed also included in the sale. The single detached garage has an up and over door, with window to the side and pedestrian door to the garden.

Viewing

By appointment through Neilsons 0131 625 2222.





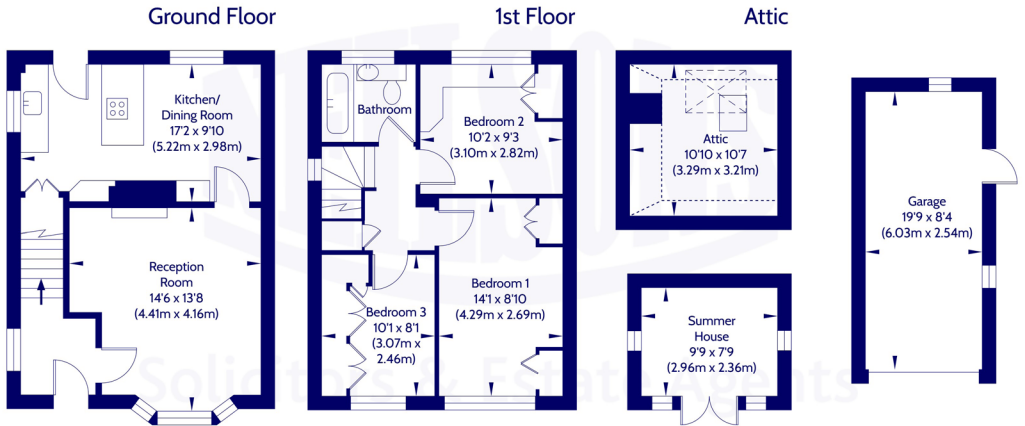
Location

Corstorphine is a well-established and highly sought-after residential area, centred around its historic village heart and renowned for its excellent balance of green space, amenities and connectivity. Particularly popular with families, the area offers an excellent selection of well regarded schooling together with convenient transport links both into the city centre and beyond. A wide range of local amenities can be found nearby, from independent retailers and everyday services to larger supermarkets, while several retail parks and shopping centres are also easily accessible. The area is rich in outdoor space, with the extensive woodland walks of Corstorphine Hill Nature Reserve offering superb views across the Pentland Hills, the city skyline and the Firth of Forth. Additional leisure facilities include private health clubs, a number of highly regarded golf courses and the ever popular Edinburgh Zoo. Excellent public transport services operate throughout the area, with easy access to the city centre by train or bus, Edinburgh Airport and the wider motorway network, are also within easy reach making Corstorphine an ideal location for commuters and families alike.





Approx. Gross Internal Floor Area 75.77 Sq M / 815 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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- [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.



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