










Offers Over
£270,000

6 Wester Broom Avenue

Corstorphine | Edinburgh | EH12 7QX

A fantastic opportunity has arisen to purchase this well proportioned three bedroom semi-detached villa with extensive private gardens, driveway and garage, situated on a quiet residential street in the ever popular district of Corstorphine. Located close to excellent local amenities, transport links and green spaces, the property offers an excellent opportunity to create a home particularly suited to first time buyers, professionals and young families.

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



Description

The accommodation briefly comprises a welcoming entrance hallway, a bright and airy bay windowed reception room with a gas fireplace, and a well-proportioned dining room. The fitted kitchen offers a range of base and wall-mounted units, with a door leading to the rear garden. There is a spacious principal bedroom with fitted wardrobes, a good-sized second double bedroom, and a third single bedroom with a fitted cupboard. A fully tiled shower room completes the accommodation. Additional benefits include gas central heating and triple glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, ovens, integrated washing machine and integrated fridge/freezer.

Gardens, Garage & Driveway

A real feature of this property is the superb, well maintained garden to the rear. The landscaped garden is easily maintained with areas of decking and patio, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds together with driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

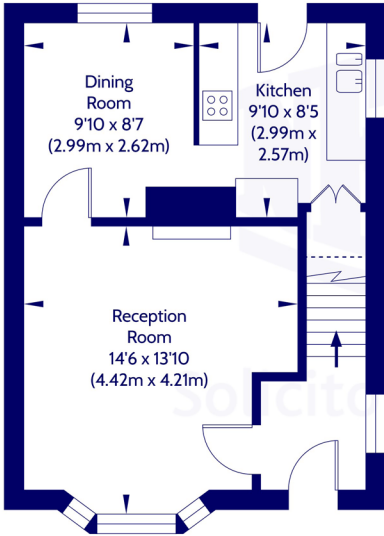
The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand including a Tesco Extra together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including South Gyle Train Station & tram stop, the City of Edinburgh Bypass linking the main Scottish motorway network system together with the A8 linking Edinburgh International Airport. An excellent bus service operates regularly providing quick and easy access into the city centre. Reputable schooling from nursery to senior levels are within proximity of the property. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and Murrayfield Stadium.



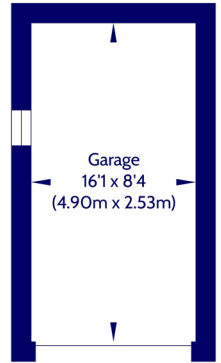
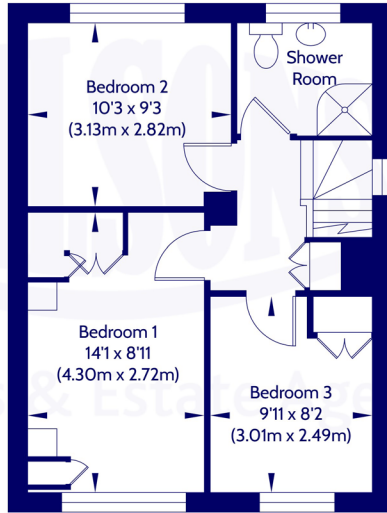


Approx. Gross Internal Floor Area 76 Sq M / 825 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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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