NEILSONS

Solicitors & Estate Agents



Fixed Price

£200,000

35 Broomside Terrace

Corstorphine | Edinburgh | EH12 7LZ

Delightful, well proportioned main door lower villa within the popular residential area of Corstorphine. The property benefits from gardens to the front and rear as well as a driveway providing off street parking.

- 2 Bedrooms
- 2 Public Rooms
- 1 Shower room
- Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - C



Description

Located in the popular and convenient residential area of Corstorphine, this appealing main door lower villa benefits from gardens to the front and rear and a driveway providing off street parking.

The well proportioned accommodation comprises – entrance hall with generous storage cupboard, sitting/ dining room leading to the conservatory which in turn leads into the lovely garden, kitchen, two bedrooms and a shower room.





Extras

All fitted floor coverings will be included in the sale together with the hob, oven, extractor hood and washing machine (there is no guarantees with any of the appliances). All bedroom furniture will also be included in the sale.

Gardens & Driveway

To the front there is an area of private garden and to the rear there is also a small patio garden. There is a driveway providing off street parking.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

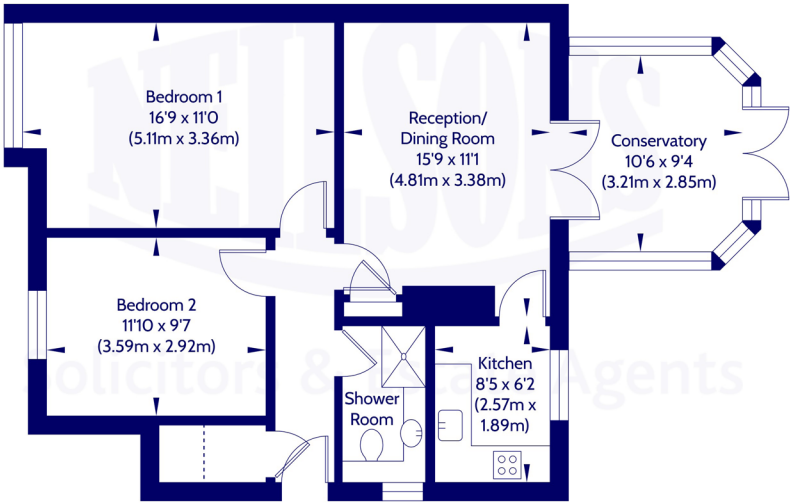
Situated in the much sought-after and high amenity suburb of Corstorphine, the property is within easy walking distance of local shops to provide for day to day needs with a choice of supermarkets including Tesco and Lidl nearby. Corstorphine provides a wealth of local shops and services along with cafes, restaurants and take-aways with the nearby Gyle Centre offering a wider choice of high street stores. Highly regarded local schooling is available from nursery to secondary level and there are a wide range of recreational facilities close at hand including Drum Brae and David Lloyd leisure centres, a choice of parks, Edinburgh Zoo and the wide open spaces of Corstorphine Hill Local Nature Reserve. Situated close to the tram stop, regular local tram and bus services provide swift access to the city centre and surrounding areas and by car the City Bypass, Central Motorway Network and Edinburgh International Airport are all within easy reach.





Approx. Gross Internal Floor Area 69.81 Sq M / 751 Sq Ft.

Ground 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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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