



RALPH SAYER
SOLICITORS & ESTATE AGENTS

103 Broombank Terrace

Corstorphine, Edinburgh, EH12 7NZ

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Set in the highly sought-after area of Corstorphine, this two-bedroom flat with its own private entrance offers excellent opportunities for modernisation and personalisation. The property provides a fantastic blank canvas for buyers looking to create a home tailored to their own style. Bright, well-proportioned accommodation includes a spacious living room, a fitted kitchen, two comfortable double bedrooms, and a family bathroom. Ideally suited to commuters, professionals, couples, young families, investors, and downsizers alike, the home also enjoys excellent access to local amenities, schools, green spaces, and transport links into Edinburgh city centre.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided for any appliances included in the price, as these items are sold as seen.

Property Summary

- Two-bedroom first-floor flat
- Sought-after location in Corstorphine
- Private main entrance
- Exciting opportunity to customise to taste
- Entrance hall with storage
- Sunny and spacious living room
- Well-appointed kitchen with fitted units
- Main bedroom with wardrobe
- Second double bedroom with storage
- Bathroom with overhead shower
- Private and communal garden, and drying area
- Driveway and on-street parking
- Gas central heating and double-glazed windows
- EPC Rating - B | Council Tax Band - C
- Home Report Value - £170,000









Generous interiors provide
excellent potential to
update and create a home
that reflects your own taste
and lifestyle





Access to a drying area,
private and shared
gardens, plus driveway
and on-street parking





Let us help you find your next
dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

