



8 Wester Broom Drive,
Edinburgh EH12 7QS



A delightful semi-detached, 2-bedroom villa with attractive enclosed private garden, driveway and garage

 2 Bed  1 Bath  1 Reception

A delightful semi-detached villa with attractive enclosed private garden, driveway and garage, which would now benefit from modernisation and offers excellent potential. The property offers spacious family accommodation over two floors and in brief accommodation comprises; entrance hall, spacious sitting room/dining room with dual aspect and pleasant outlook onto private rear garden; separate kitchen with direct access to private garden, two well-proportioned double bedrooms; family bathroom and large attic which provides excellent storage. The property benefits from gas central heating and double glazing. To the front of the property there is an easily maintained private garden and to the rear there is a well-maintained enclosed private garden which is ideal for entertaining. There is a driveway which provides off street parking and leads to a single garage, which provides excellent storage.

"Please note that no warranty will be given for the systems and appliances – they are sold as seen"

Fixed Price £270,000

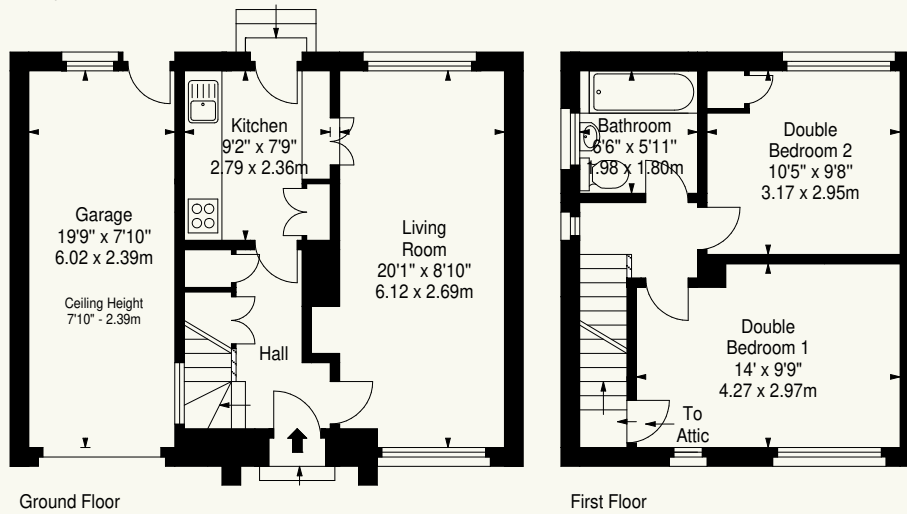
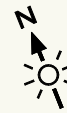
Features

- Spacious dual aspect sitting room/dining room
- Separate kitchen with direct access to private garden
- Two well-proportioned bedrooms
- Family bathroom
- Gas central heating
- Double glazing
- Large attic
- Private gardens to the front and rear
- Off street parking
- Single garage
- On street parking
- EPC Rating D

Wester Broom Drive,
Edinburgh,
Midlothian, EH12 7QS



Approx. Gross Internal Area
670 Sq Ft - 62.24 Sq M
Garage
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
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Corstorphine is a desirable residential area of the capital lying on the north western outskirts of the city. Princes Street and the city centre (approximately 4 miles) are readily accessible via regular public transport services and, in the opposite direction, the city by-pass, central motorway network and Edinburgh International Airport are all within a short drive. Corstorphine itself boasts one of the city's most comprehensive suburban shopping centres, with the Gyle Shopping Centre and Hermiston Gait also within close proximity. Small speciality shops and a variety of high street stores are all represented.

There are large branches of Marks & Spencer, Tesco, Morrisons and Sainsbury's all nearby. Edinburgh Business Park and the Royal Bank Headquarters at Gogar are readily accessible. Leisure options are plentiful and diverse. Cafes, restaurants, a casino, several golf clubs and a David Lloyd Leisure Centre, as well as the Drum Brae Leisure Centre and Swimming Pool, the Drum Brae Library Hub and the lovely open spaces of Cammo Estate and Corstorphine Hill, are to name but a few. There are several local access points to the city's cycle path network. The local schools have an excellent academic reputation.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.