

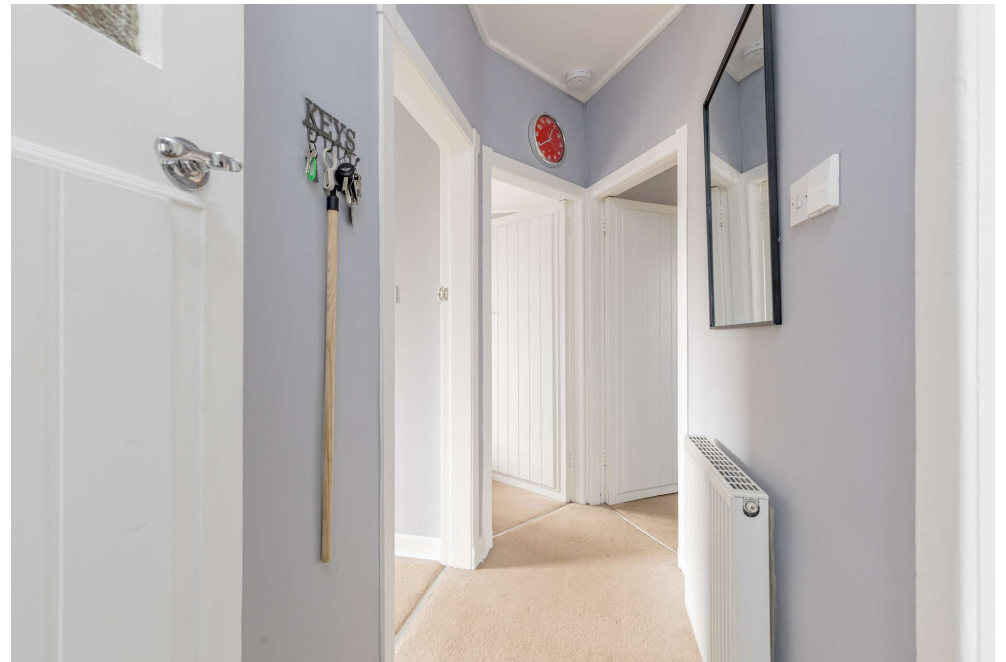
campbell
smith

16 Broombank Terrace,
Corstorphine,
Edinburgh,
EH12 7NY



- Bright, modern and attractively presented upper villa flat on a large corner plot
- Popular location to the west of the city centre
- Excellent local facilities
- Entrance stairway
- Reception Hall
- Spacious lounge/dining room
- Fitted kitchen with appliances
- Two good double bedrooms with sunny outlook
- Bathroom with white suite & over-bath shower
- Attic storage with potential for conversion, subject to planning and consent being granted
- Gas central heating with combination boiler
- Double glazing
- Mature, private side and rear gardens
- Shared drying area
- Driveway and unrestricted on-street parking

Offers Over : £180,000



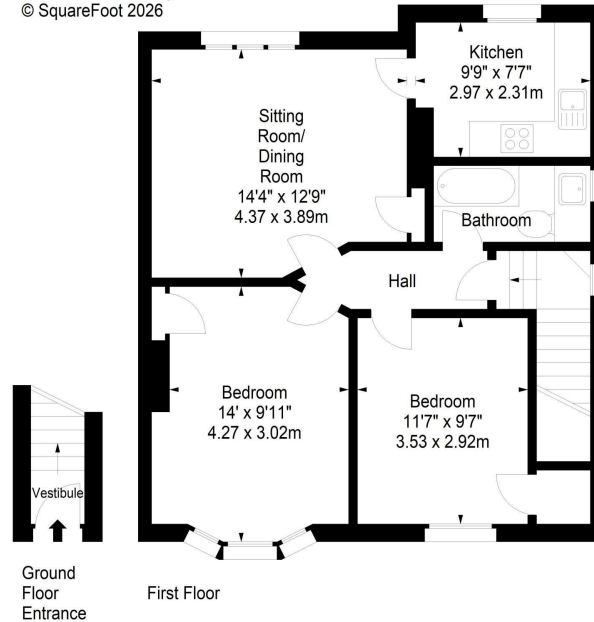




**Broombank Terrace,
Edinburgh,
Midlothian, EH12 7NY**



Approx. Gross Internal Area
690 Sq Ft - 64.10 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Extras

All fitted carpets and fitted floor coverings, curtains, blinds, electric hob, electric oven, cooker hood, washing machine, fridge/freezer and garden shed. The wardrobe units in the main bedroom and furniture may be available by separate negotiation.



Buses

On Saughton Road North - 1. From Meadow Place Road - 12 & 21.



Shops

Tesco on Meadow Place Road, Lidl & Tesco at Hermiston Gait Retail Park, Sainsbury's at Longstone, Asda at Chesser and Morrison's at the Gyle Shopping Centre.



Schools

Carrick Knowe Primary School, St. Joseph's RC Primary School, Forrester High School and St. Augustine's RC High School



Parking

A private driveway affords off-street parking for one car, with unrestricted on-street parking also being available on Broombank Terrace itself.



Council Tax Band C



EPC C



Factor
N/A



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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