



56 BROOMBANK TERRACE

Corstorphine, Edinburgh, EH12 7NY



1

Public Room



3

Bedroom



1

Bathroom

56 BROOMBANK TERRACE

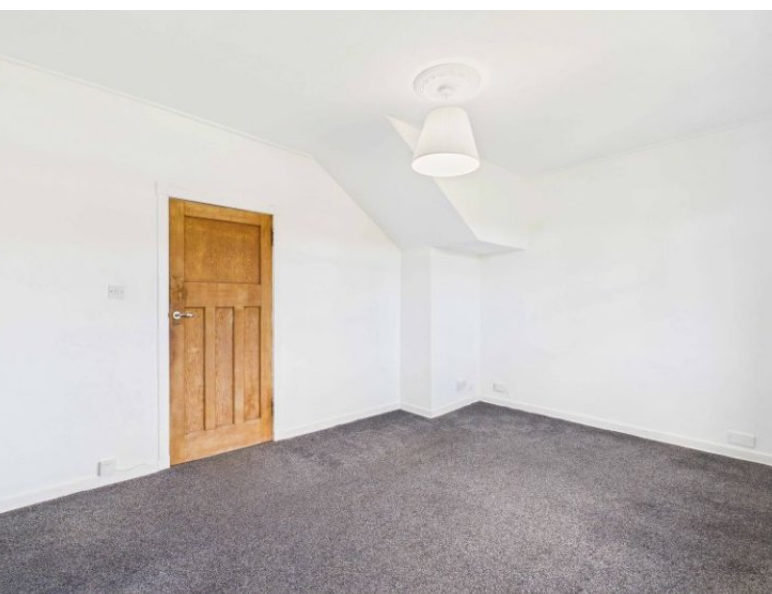
Set in sought-after in Corstorphine, 56 Broombank Terrace is a distinctive main-door maisonette, offering the independence and layout of a house while retaining the practicality of apartment living. With its own private entrance, the home feels notably self-contained, with accommodation arranged over two floors. The main level features a living room with an open outlook, kitchen, two double bedrooms and a bathroom, while the upper floor provides a third bedroom with a WC. This naturally separated layout offers excellent flexibility, whether used for family living, guests, a teenager's space or home working. A private section of the larger garden and on-street parking add further value. Corstorphine provides excellent connections to Edinburgh Airport, Edinburgh Park, South Gyle and the city centre, with frequent bus services and easy access to the City Bypass. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

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RECEPTION ROOMS & LIVING SPACE





FEATURES

- Main-door three-bedroom maisonette flat
- Set in sought-after Corstorphine
- Bright accommodation neutrally finished throughout
- Central hall
- Generous living room with a pleasant open outlook
- Fitted kitchen with good storage and worktop space
- Two sunny double bedrooms
- Spacious top-floor third bedroom with adjoining WC
- Family bathroom with overhead shower
- Private section of a larger garden
- Unrestricted on-street parking





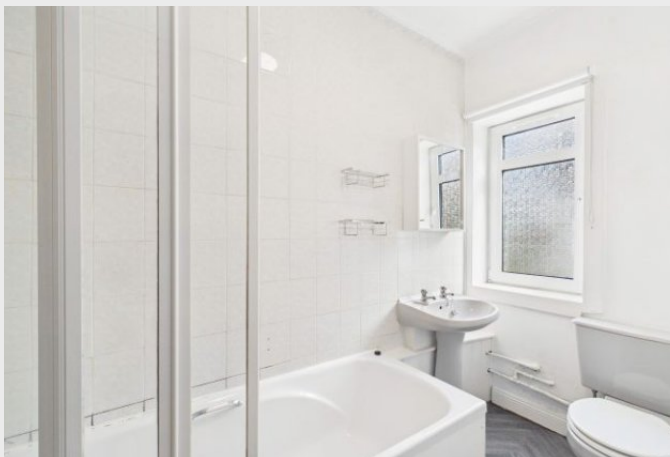


THE BEDROOMS
& BATHROOMS



CORSTORPHINE, EDINBURGH

Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, it enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Furthermore, the area is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a Tesco Extra supermarket and a Co-op. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, and tennis, badminton, and squash courts. For enjoying the great outdoors, Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. Corstorphine also benefits from its own rugby, football, and cricket clubs, as well as local golf courses. For those needing to travel further afield for work or leisure, Edinburgh International Airport is a short drive away, with two tram stops within close proximity. The area is also served by regular day and night buses, frequent trains from the South Gyle train station, and excellent road links to the city centre, Glasgow, Fife, and to the south. In addition, Corstorphine provides local state schools at both primary and secondary level, with Edinburgh's leading independent schools easily accessible.



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