



RALPH SAYER
SOLICITORS & ESTATE AGENTS

89 Broomfield Crescent

Corstorphine, Edinburgh, EH12 7LU

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Ideally placed in desirable Corstorphine, this well-presented main door, ground-floor flat offers bright, easy living with private and communal garden space plus its own driveway. All on one level, the home is a practical choice for first-time buyers, downsizers, commuters and investors, with local amenities, green spaces and transport links close at hand.

The living room is light and comfortably proportioned, with a fireplace focal point and neutral décor. A compact, modern fitted kitchen sits off the hall, finished with gloss cabinetry, wood-effect worktops and grey tiled splashbacks. There are two bedrooms, including a generous principal bedroom, served by a contemporary shower room. Outside, the flat enjoys a private front garden, access to communal garden grounds and private off-street parking.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Well-presented main door, garden flat
- Situated in sought-after Corstorphine
- Vestibule and hallway with storage
- Bright living room with fireplace and garden views
- Modern fitted kitchen with garden access
- Two generous bedrooms, both with extensive storage
- Contemporary, tiled shower room
- Private and communal garden areas
- Private driveway parking
- Gas central heating and double glazing



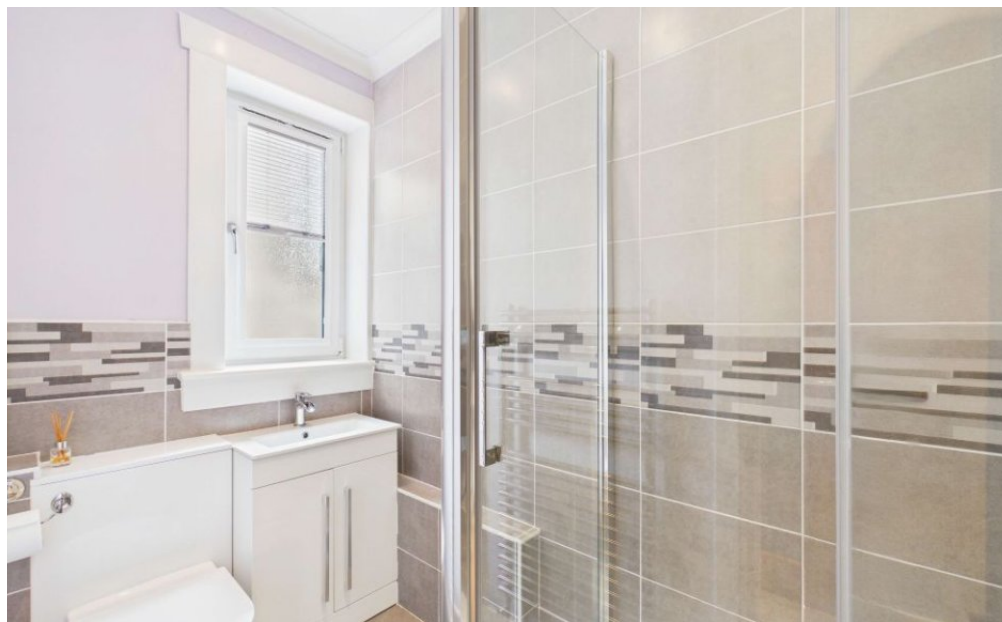




Bright, easy living garden
flat with private off-road
parking







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Corstorphine, Edinburgh

Corstorphine is one of west Edinburgh's most established residential districts, popular for its mix of everyday convenience, green space and strong transport links.

Regular day and night bus services connect the area with the city centre, while nearby tram stops, South Gyle railway station, Edinburgh Airport and excellent road links make it especially practical for commuters.

The high street and surrounding retail destinations provide a broad choice of shops and services, with Tesco Extra, Co-op and Gyle Shopping Centre adding larger-scale shopping and indoor eateries.

For leisure, Corstorphine Hill offers woodland walks and wide city views, and the area is well served by local sports clubs, nearby golf courses and David Lloyd facilities.

Families benefit from local primary and secondary schooling, with many of Edinburgh's independent schools also within easy reach.

Combining a settled residential character with excellent access across the capital and beyond, Corstorphine suits buyers looking for a well-connected Edinburgh address.

Let us help you find your next
dream property!



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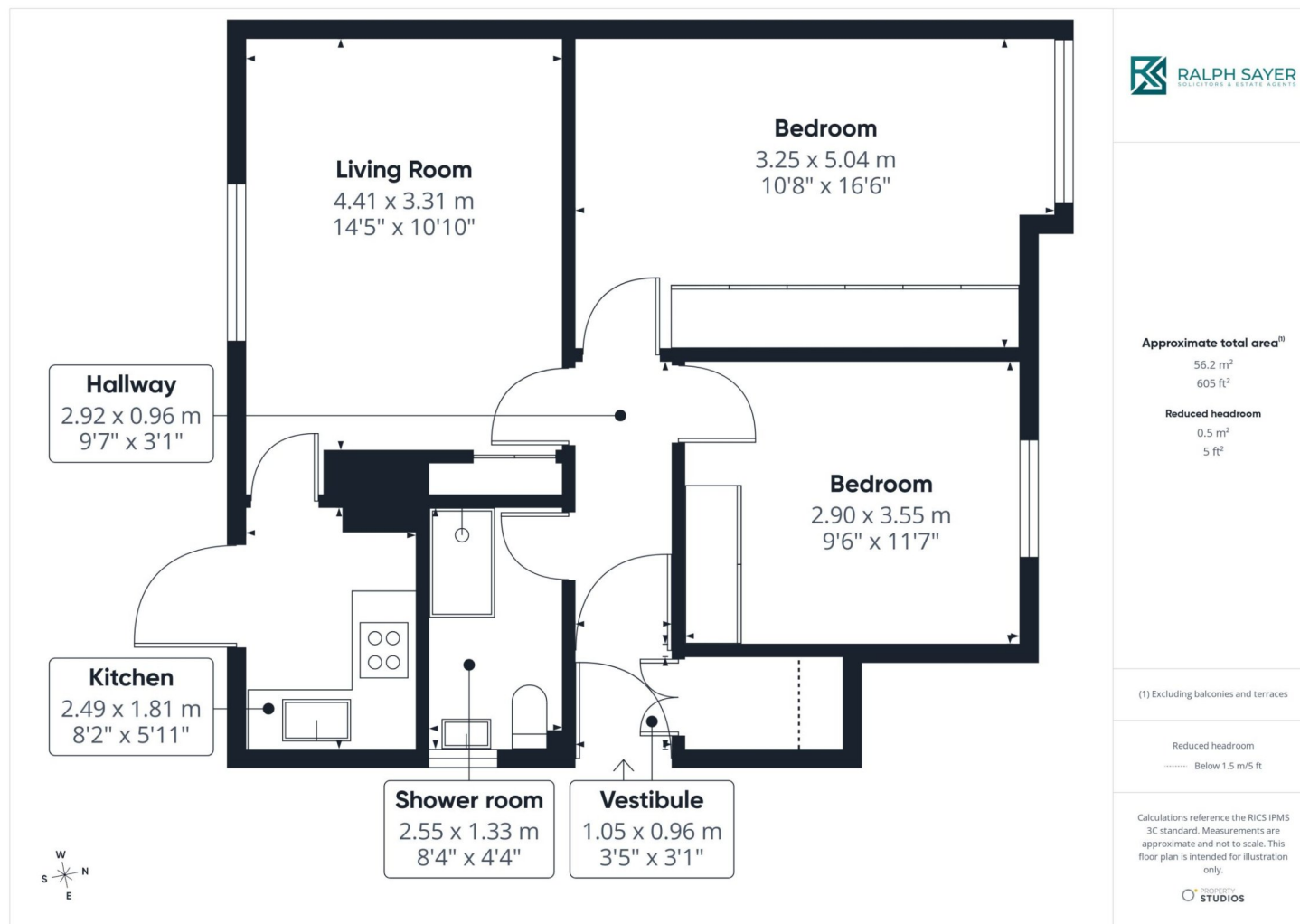


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DISCLAIMER

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.

Floorplan



Council Tax Band:
C

EPC Band:
C

Home Report Value:
£190000