NEILSONS

Solicitors & Estate Agents



Offers Over

£290,000

4 Wester Broom Gardens

Corstorphine | Edinburgh | EH12 7RA

An excellent opportunity has arisen to purchase this attractive, generously proportioned extended semi-detached villa with lovely private gardens and driveway. Conveniently located close to local shops, schools, parks, and excellent transport links, the area provides an ideal base for families or first-time buyers seeking a home in a desirable location.

- 3 Bedrooms
- 2 Public rooms
- 1 Bathroom
- Private Gardens
- Driveway
- EPC Rating – C
- Council Tax Band - E



Description

The light-filled accommodation comprises an entrance hallway with attractive solid wood flooring and useful built-in understairs storage. To the front, a welcoming reception room features an attractive fireplace housing a gas fire. Double folding doors open into the modern dining kitchen, providing an excellent space for family living and entertaining, with French doors giving direct access to the rear garden. The kitchen is fitted with a range of wall and base units, with freestanding appliances included in the sale. Completing the ground floor is a generously proportioned double bedroom with built-in wardrobe and a side-facing window. A carpeted staircase leads to the upper landing, which provides access to two further double bedrooms, both benefiting from fitted wardrobes, and completing the accommodation is the family bathroom fitted with a white three-piece suite and electric shower over the bath. Further benefits include a part-floored and insulated attic, gas central heating with a combi boiler installed approximately three years ago, and double glazing.





Extras

All the fitted floor coverings, light fittings, blinds/wooden shutters will be included in the sale together with the cooker, fridge freezer and washing machine.

Externally

A neatly manicured lawn to the front with decorative border creates an attractive first impression, with a monoblock driveway to the side providing valuable off-street parking. A fully enclosed rear garden offers an excellent outdoor space. Laid mainly to lawn with a chipstone patio area, it provides the perfect setting for outdoor dining in the warmer months, as well as a safe and secure place for children and pets to play. There is also a summer house with power and light which lends itself to a variety of uses together with a garden shed.

Viewing

By appointment through Neilsons on 0131 625 2222.









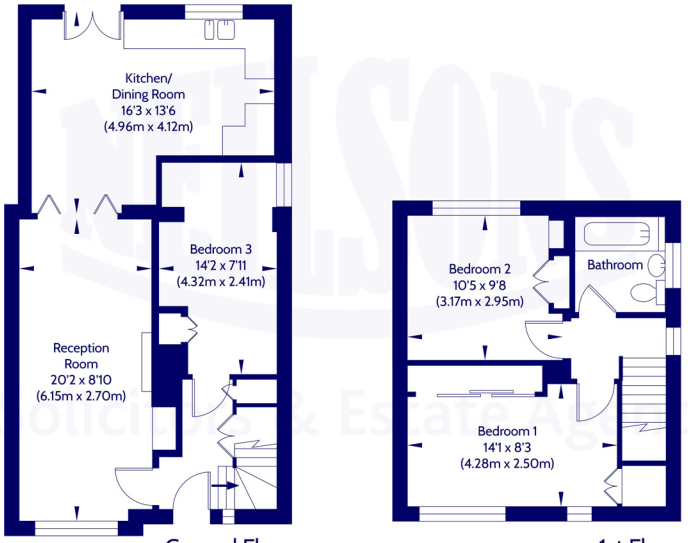
Location

The property is situated within the sought after Corstorphine area of the City, lying to the west of the City Centre. Excellent local shops and services are available within the area including Doctors surgery, banks, post office together with a Tesco's supermarket. The Gyle Shopping Centre which is just a short drive away, offers a more extensive range of shopping facilities including a large Marks & Spencers and Morrisons, to name only a few. The City Centre is easily accessible by way of frequent public transport services and for leisure and recreational facilities, bowling clubs and golf courses are within easy reach together with Drum Brae and David Lloyd Leisure Centre. The location is ideally located for access to The City of Edinburgh Bypass linking the east and west, the Queensferry Crossing and Edinburgh's International Airport.





Approx. Gross Internal Floor Area 83 Sq M / 896 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year