



36 Broomside Terrace, Corstorphine, Edinburgh, EH12 7LZ

Spacious & Immaculately-Presented Three Bedroom, Extended Lower Villa

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Property Description

Spacious and immaculately-presented, three-bedroom, extended lower villa with private gardens. Set on a quiet residential street, the property is located in the popular Corstorphine area, to the west of Edinburgh city centre.

Comprises: an entrance vestibule, hall, open-plan living/dining room and kitchen, three flexible bedrooms, a bathroom, and a utility room.

Tastefully finished throughout with light fresh decor, highlights of the property include an extended open-plan public room with skylights, completed to an exacting standard in December 2020. In addition, there is uPVC double glazing, gas central heating, a fitted kitchen with appliances, and TV and telephone points.

Externally, there is a private rear garden set within a shared drying area, a larger private garden to the front, and ample on-street parking available on the surrounding streets.

The bright entrance vestibule gives access to a deep store cupboard, and leads through to the main hall which has wood-effect flooring and serves each room within. Set to the rear, the bright and spacious open-plan living/dining room/kitchen features large sliding patio doors and two skylights providing plenty of natural light, as well as recessed spot lighting, contemporary wood-effect flooring, with ample room for both lounge and dining furniture.

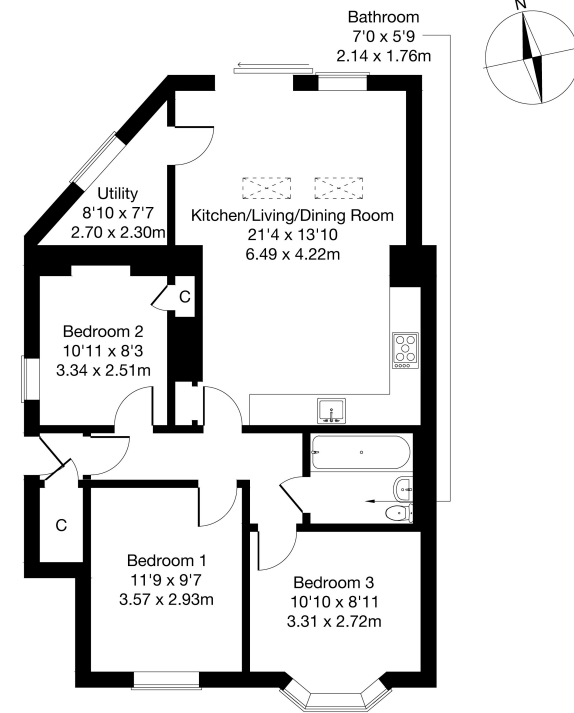
The well appointed kitchen is fitted with contemporary wall and base units, stone-effect worktops, a tiled surround, and a ceramic sink. Appliances include an integrated five-burner gas hob, extractor hood, electric oven, dishwasher, and fridge, while the utility room has space and plumbing for further white goods and storage.

Bedroom one is set to the front, with carpeted flooring and coving, whilst the other two bedrooms are similarly well finished with modern lighting and ample space for freestanding bedroom furniture, with bedroom three also featuring a front-facing bay window.

Completing the accommodation, the stylish, fully-tiled bathroom is fitted with a white three-piece suite with a mains shower over the bath, a shaver point, and a ladder radiator.



36 Broomside Terrace, Corstorphine, Edinburgh EH12
Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Corstorphine is a sought-after, established residential area with a historic village centre surrounded by an extensive range of housing types. A west of city location makes for quick access to the city centre, city bypass, Gyle and Gogarburn. There is local shopping throughout with a range of amenities on St. John's Road, whilst a 24-hour Tesco superstore and the nearby Hermiston Gait Retail Park and Gyle shopping centres offer an

extensive range of high-street names. Numerous family-friendly public parks and the woodlands of Corstorphine Hill can be found in the area, whilst leisure facilities include a David Lloyd Club, a choice of local golf courses, and Edinburgh Zoo. The area has frequent public transport to both Edinburgh and further afield and a range of highly-regarded nurseries and schools through all levels.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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