

Well-presented and extended family home

In sought after residential area

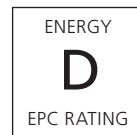


6 Wester Broom Grove

Corstorphine, Edinburgh, EH12 7RJ



Scan Here!





Corstorphine

Part Exchange available! We are delighted to present to the market this excellent three bedroom semi-detached villa in the desirable Corstorphine area.

6 Wester Broom Grove is situated in Corstorphine, a residential suburb to the West of Edinburgh city centre. The property is conveniently positioned in relation to numerous local amenities, including a variety of small local shops which cater for everyday requirements. The area is a popular and well established residential district convenient for accessing local shopping, transport, educational and recreational facilities. Wester Broom Grove itself is a beautiful and quiet street that has the benefit of on and off street parking.

There are excellent bus services within a minutes walk from the property which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts. There is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is a short distance from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed

for easy access to the M8 and M9 motorway networks.

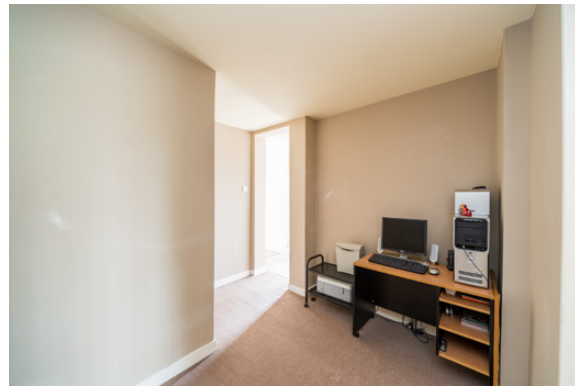
Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets namely Marks & Spencers and Morrisons to name but a few. To add to this, there is also a 24-hour Tesco with petrol station very close by. This property is well situated in the catchment area for various schools. Nearby primary schools include; Gylemuir Primary, Corstorphine Primary and Fox Covert RC Primary. While a short walk away are St Augustine's RC High, Forrester High and also Craigmount High School, which fall within this catchment. Just up the road is the lovely St Margaret's Public Park with tennis courts or just a short walk west, the large Gyle Public Park with David Lloyd Gym. A stones throw away one will find the Ladywell Medical Centre.

Edinburgh Zoo is within walking distance and has some world-class attractions including the Panda Bears and the Chimpanzee Budongo Trail. Corstorphine Hill is also within walking distance, a nature-reserve and one of the seven hills of Edinburgh. It is a wooded area with numerous walking trails and stunning views of Edinburgh.



6 Wester Broom Grove





Kitchen & Lounge

The Property

An excellent opportunity has arisen to acquire this highly desirable 3 bed well-presented family home in the extremely sought area pocket of Corstorphine. Viewing is highly recommended.

The property is located in a quiet residential street with very little passing traffic making it ideal for a family or those whom just enjoy quiet surroundings. Facing North East to the front and South West to the rear, the property enjoys any sunshine for the large part of the day.

The property is entered into a hallway, which provides access to the living room and the kitchen. The large airy living room provides a generous living space with plenty of room for furniture and units and flows through to the dining area. There is plenty of space from a large dining table which would be ideal for family meals and entertaining guests. The sliding doors in the dining area provide access to the large rear garden, with separate patio and grass areas. The kitchen is fitted with a good range

of floor and wall mounted units providing lots of worktop space and integrated appliances.

Upstairs there are three sunny double bedrooms. The previous owner practically extended this property to create a large family home. There are two double bedrooms sitting at the rear of the property, both rooms allow space for additional free standing furniture if required. The master bedroom benefits from two integrated storage cupboards. A crisp bathroom with WC and basin completes the accommodation.

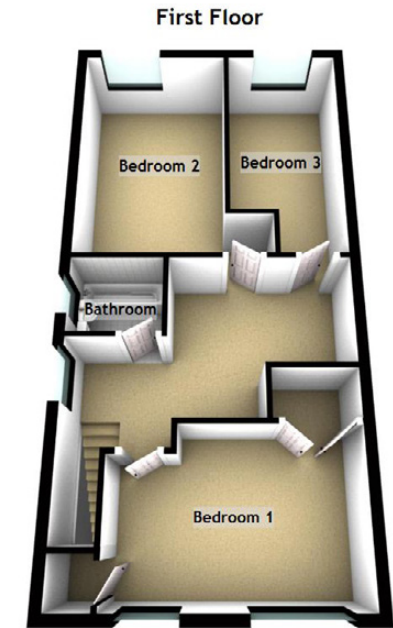
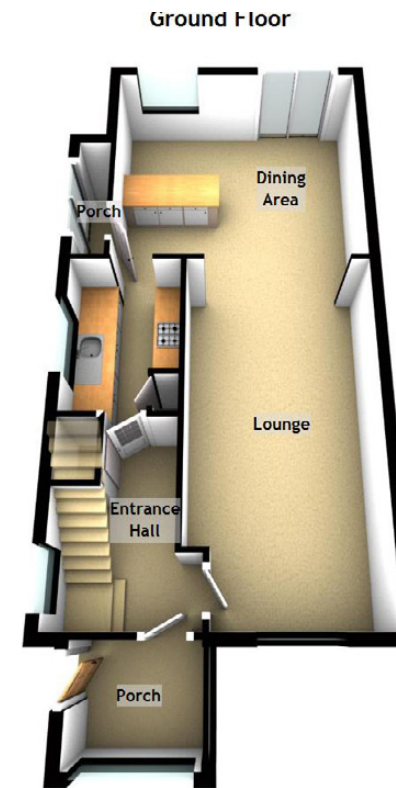
The property has gas central heating and double glazing installed throughout to ensure a warm, yet cost effective living environment all year round.

Number 6 has a large driveway to allow for off-street parking, large enough for three cars, and also a garage to the rear of the property. Together with more than enough on-street parking to accommodate for visitors.





The Bedrooms & Family Bathroom



Approximate Dimensions

(Taken from the widest point)

Lounge	6.16m (20'3") x 3.16m (10'4")
Dining Area	4.52m (14'10") x 4.45m (14'7")
Bedroom 1	4.25m (13'11") x 2.90m (9'6")
Bedroom 2	4.50m (14'9") x 3.22m (10'7")
Bedroom 3	4.50m (14'9") x 2.17m (7'1")
Bathroom	1.90m (6'3") x 1.83m (6')

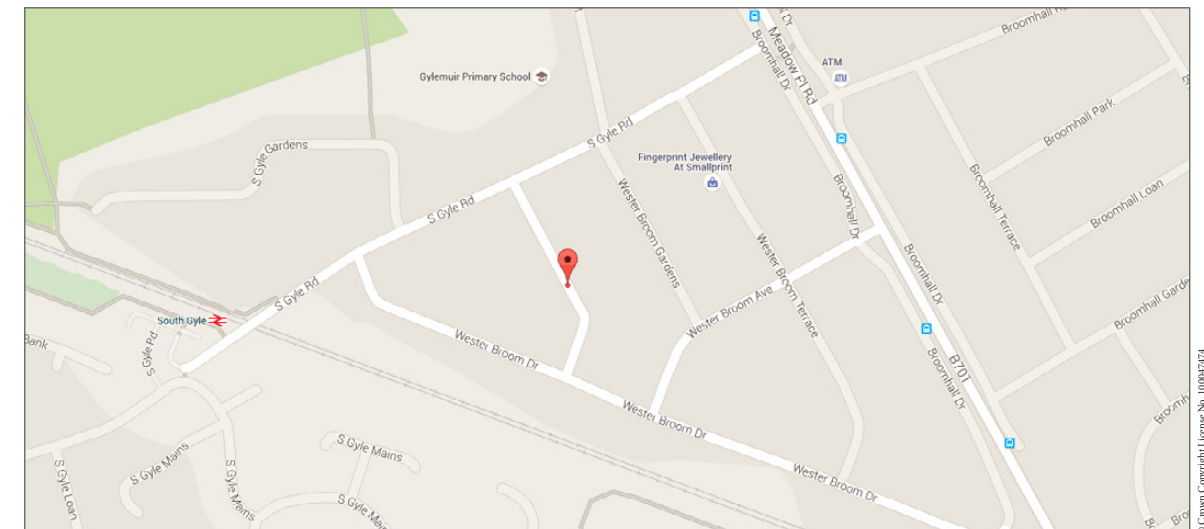
Gross internal floor area (m²)

108m²

Extras

(Included in the sale)

All fitted carpets and floor coverings, blinds and integrated appliances.





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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

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