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35 Wester Broom Drive,
Edinburgh,
EH12 7QS



- Family sized semi detached villa offering great potential
- Bay window sitting/dining room with patio doors
- Kitchen with white goods
- 3 good sized double bedrooms
- Bathroom
- GCH/DG
- Generous rear garden
- Driveway for 2 cars
- Single garage



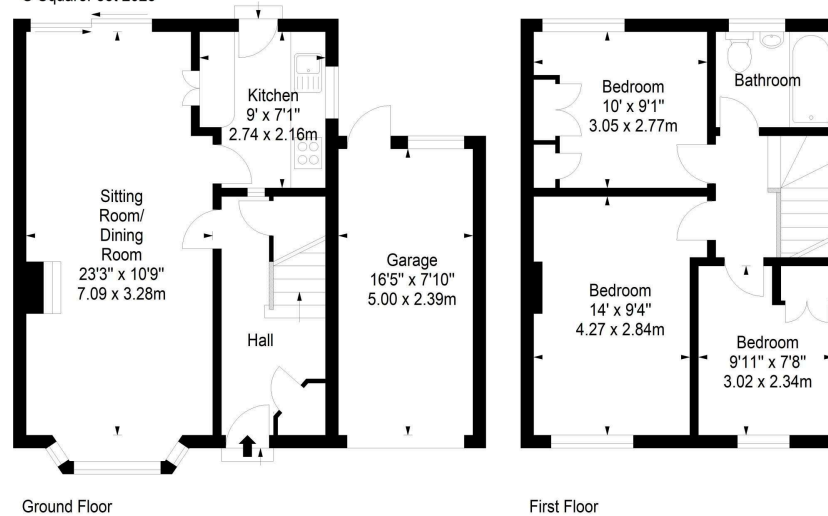




**Wester Broom Drive,
Edinburgh,
Midlothian, EH12 7QS**



Approx. Gross Internal Area
952 Sq Ft - 88.44 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor

First Floor



**campbell
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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, blinds, curtains & kitchen white goods are included. The furniture is available. No warranty is given regarding the systems or any appliances. The property is sold as seen



Buses

Broomhall Drive - 12, 21



Shops

Local convenience store, Tesco on Meadow Place Road, Corstorphine & the Gyle shopping centre



Schools

Cylemuir PS, St Andrew's Fox Covert RC PS, Forrester HS, St Augustine's RC HS



Parking

Driveway for 2 cars & single garage



Council Tax Band - E



EPC - D



Factor

None



Pricing & Viewing

For current price and viewing please telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.