



16 Wester Broom Drive  
CORSTORPHINE | EDINBURGH | EH12 7QS

  
**warners**  
solicitors & estate agents



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Superb three bed semi-detached villa, of immense appeal boasting a detached garage and driveway, providing off street parking for multiple vehicles located in a much respected part of the city, well placed for super amenities, schools and road links.

This lovely home is offered to the market in excellent decorative order and provides comfortable and well planned living space which also comes with the added attraction of an enclosed rear garden, ensuring privacy and security.

- Entrance hall
- Light filling living room with south-west facing bay window
- Well equipped kitchen/breakfast room with door to rear garden
- Two double bedrooms
- Bedroom 3 with fitted storage
- Bathroom featuring a white suite and shower
- Floored attic
- Gas central heating (combi-boiler)
- Double glazing
- Private enclosed rear garden comprising a paved patio, good size area of lawn and composite sun deck
- Garage with power and light
- Ample off street parking

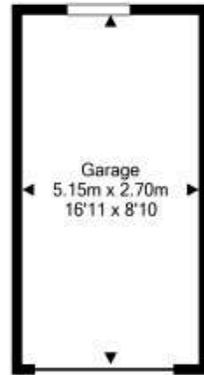
All fitted floor coverings, blinds, wardrobes in bedrooms 1 & 3, integrated appliances, and the garden hut are included, whilst some furniture is available by separate negotiation. EPC Rating D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

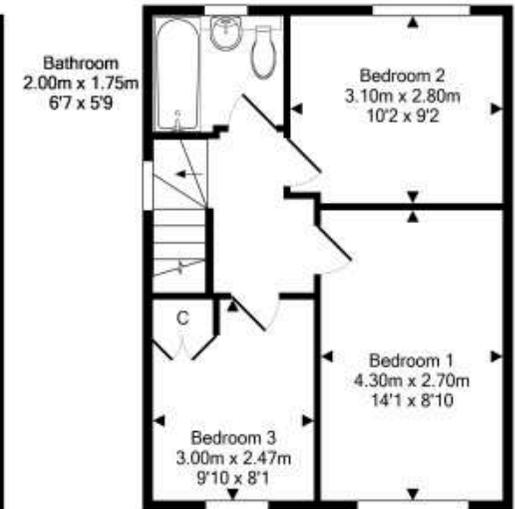


Offering a wealth of amenities on your doorstep, Corstorphine thoroughly deserves its reputation as a desirable and well-connected residential area. Lying to the west of Edinburgh city centre, the area enjoys outstanding transport links, making commuting by car or public transport fast and convenient. Corstorphine is well known as a shopping mecca in which traditional high street shops sit side-by-side with large retail outlets, such as a 24-hour Tesco Extra supermarket, Sainsbury's and Scotmid. The nearby Gyle Shopping Centre boasts over 40 shops (including an M&S) and various eateries, all indoors. For the sports enthusiast, David Lloyd offers a gym, indoor and outdoor pools, tennis courts, badminton courts, and squash courts. The property is also within walking distance of Edinburgh Zoo. Corstorphine Hill is the ideal place for a tranquil stroll and offers lovely views over the city centre. The area also benefits from its own rugby, football and cricket clubs, as well as local golf courses. Schooling is well presented from nursery to senior level and for those needing to travel further afield for work or leisure, Edinburgh Airport is a 10-minute drive away. The area is also served by regular day and night buses, frequent trains from the South Gyle train station and excellent road links to the city centre, Glasgow, Fife and the South.





Ground Floor



1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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