



RALPH SAYER
SOLICITORS & ESTATE AGENTS



94, BROOMHALL CRESCENT

EDINBURGH EH12 7PJ



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Nestled within a tranquil residential area in popular Corstorphine, this bright and spacious two bedroom semi-detached villa offers an outstanding family home over two levels. The property has been extended to the rear, creating a large, semi-open plan living space, to suit modern family living.

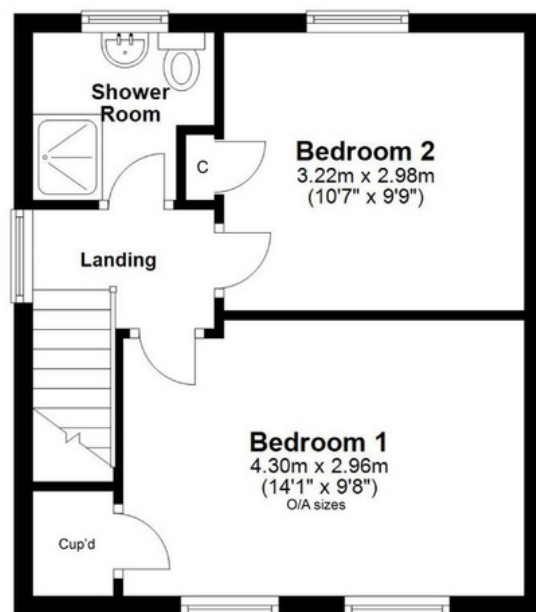
FLOORPLAN

Total Area: approx.
89.4 sq.metres (962.6 sq. feet)



Ground Floor

Approx. 57.6 sq. metres (620.5 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.1 sq. feet)

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EMAIL PROPERTY@RALPHSAYER.COM
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SPACIOUS RECEPTION ROOMS



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Positioned to the side of a front porch, the door opens into a welcoming entrance vestibule, which immediately exudes a warm, homely ambience and hosts a handy storage cupboard and WC. Continuing through into the hall, a glazed door on the right opens into a spacious dining come family room. From here french doors lead into the southerly facing living room, bathed in light from quadruple picture windows overlooking the lovely, rear garden, accessed by a side door. Tucked away, through a large opening is a stylish kitchen, fitted with cream 'shaker' style units and wood effect worktops. Returning to the hall, stairs lead up to an airy landing, where there are two delightful double bedrooms, both enjoy generous proportions and built-in storage. Completing the accommodation is the bright and airy three-piece shower room, featuring glass/chrome enclosure, pedestal basin and a WC. Gas central heating and double glazing ensures a warm, energy efficient home all year round.



MASTER BEDROOM





PRIVATE

FRONT & REAR GARDENS





CORSTORPHINE

Corstorphine is a highly regarded suburb, west of the city centre. The 'High Street' is still at the heart of the original village. St John's Road(A8) is now it's main thorough fare with an extensive range of local amenities, bars and restaurants. Further shopping is provided at the nearby Gyle Shopping Centre and Hermiston Gait Retail Park.

Corstorphine Hill provides, great walks and leisure opportunities, along with Drumbrae Leisure Centre, which has a swimming pool and a David Lloyd Leisure Club, on Glasgow Road. For fun and education, Edinburgh Zoo is close by.

Corstorphine is ideally situated west of Edinburgh, close to the commercial hub of the Gyle Business Park, RBS Gogarburn and Edinburgh International Airport. It also offers fast transport links to the M8,M9 and Forth Road Bridge.



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**Birch House,
10 Bankhead Crossway South,
Edinburgh,
EH11 4EP**

**www.ralphsayer.com
0131 225 5567
property@ralphsayer.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.