

# 36 Wester Broom Drive

CORSTORPHINE, EDINBURGH, EH12 7RF



*This three-bedroom semi-detached house  
boasts excellent internal proportions*



0131 524 9797



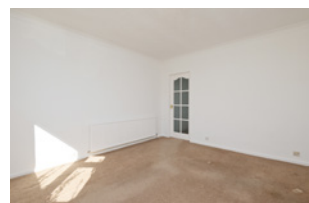
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McEwan Fraser is delighted to present this three-bedroom semi-detached house to the market. The property is offered to the market chain-free and boasts excellent internal proportions, gas central heating, double glazing, a garage, a driveway, a large low-maintenance front garden, and a mature rear garden.

# THE LIVING ROOM



Accommodation is focused on a spacious living room which is naturally bright and neutrally decorated. The excellent proportions on offer give plenty of flexibility for a variety of different furniture arrangements which will give a new owner plenty of scope to create their ideal entertaining space. A door from the living room opens into a dining room which overlooks the rear garden.

# THE DINING ROOM



# THE KITCHEN



The kitchen is to one side and it is quite common for these rooms to be combined to create a generous dining kitchen. The current kitchen has a range of base and wall-mounted units with an integrated hob and oven. Space is provided for further freestanding appliances.





Climbing the stairs, the landing gives access to three bedrooms, a shower room, and a large loft for excellent additional storage. Bedroom one is a generous double bedroom that is neutrally decorated and naturally bright, currently fitted with extensive built-in storage, there would be plenty of space for a full range of traditional freestanding bedroom furniture. Bedroom two is a further double bedroom with a large integrated wardrobe. Bedroom three is a large single with a further integrated wardrobe.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2



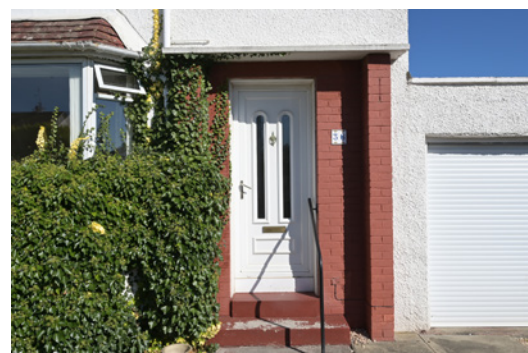
# BEDROOM 3





This is an ideal house for a buyer who is keen to make their own mark on their new home.

# EXTERNALS





# THE LOCATION

Corstorphine is a thriving local community, around four miles west of Edinburgh city centre. Here you'll find a diverse range of property types, from traditional villas and bungalows to smart new-build flats and family homes.





The area's main road is one of the city's major arteries, providing an efficient route in and out of the city, and to and from Glasgow and Stirling. This convenient location means the city centre, the bypass and M8 are all easily reachable, either by bus or by car. There are good local amenities, with more comprehensive shopping to be found at the Gyle Shopping Centre just a short journey away. The world-famous Edinburgh Zoo is based here and Murrayfield Ice Rink is also nearby.



# McEwan Fraser Legal

Solicitors & Estate Agents

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