

ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341
Email: property@allingham.co.uk



8 Broomyknowe, Edinburgh, EH14 1JZ
2 RECEPTIONS | 5 BEDROOMS | 2 BATHROOMS | EPC C

Location

This five-bedroomed detached house is situated in the area of Craiglockhart, one of Edinburgh's most popular and sought after residential areas, just southwest of the City Centre.

The picturesque conservation village of Colinton is close by and offers an array of local services including a Co-op, health centre and pharmacy, specialty shops, a library, pubs, and restaurants. There are several larger supermarkets and retail outlets within a short drive.

The area is perfect for outdoor enthusiasts with the Pentland Hills Regional Park and Bonaly Country Park close by. Leisurely walks or cycles can be enjoyed in the tranquil Colinton Dell or along the Water of Leith walkway. Leisure facilities are abundant and include tennis and bowling clubs in the village, a tennis and sports centre at Craiglockhart, and several golf clubs.

The property is well placed for access to Heriot Watt and Napier Universities and schooling is well catered for from nursery to senior level in both the public and private sectors.

Edinburgh City Bypass is close by for access to the motorway network and there are several bus services from Colinton to the city centre and surrounding areas.

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Ground floor

Vestibule

Entrance hallway

Living room with French doors to rear garden

Dining room

Study

Spacious Kitchen/breakfast room with cooker, dishwasher and fridge

Utility room with sink and door to garden

Cloak room with WC and wash basin

First floor

Principal bedroom with en-suite shower room and built in storage

Four further bedrooms (2 with built in storage)

Family bathroom with bath, wash basin and WC

Extra features

Gas central heating

Double glazing

Gardens to front and rear

Double garage and driveway



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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

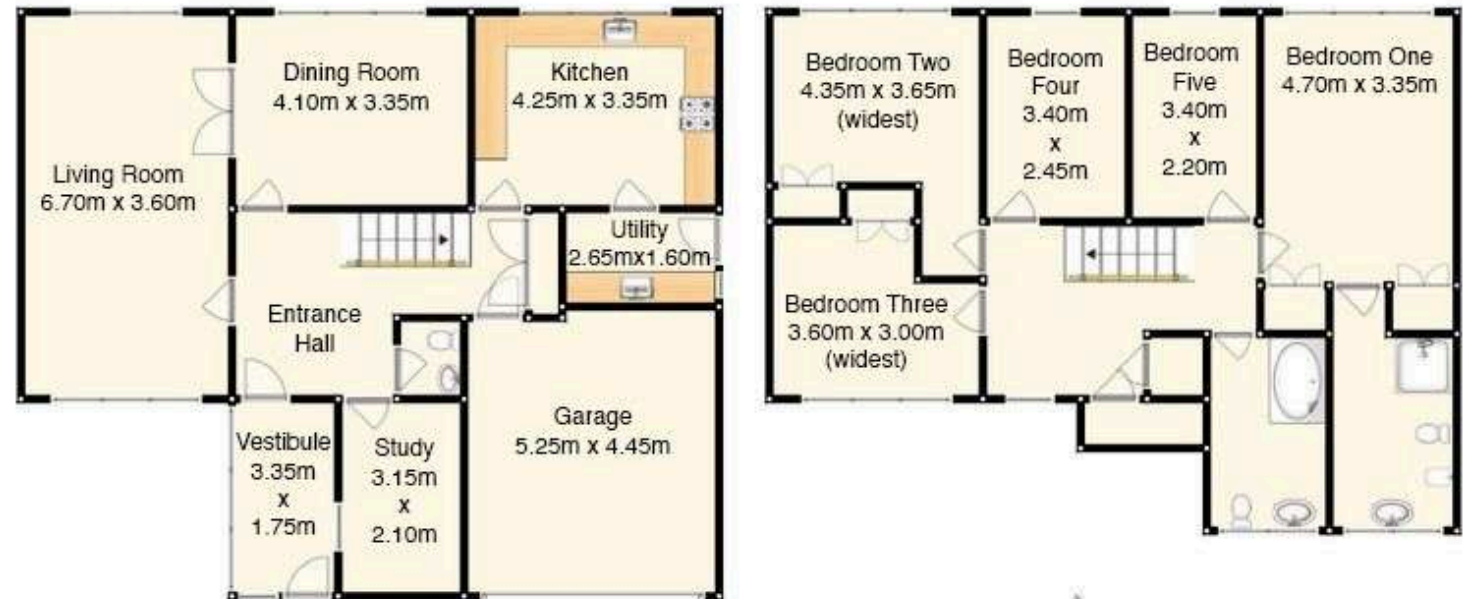
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 175m²
Garage 21.5m²