



1 Broomyknowe, Colinton, Edinburgh, EH14 1JZ

Well-presented four-bedroom detached villa with substantial garden grounds, driveway and double garage

URQUHARTS
EDINBURGH



DESCRIPTION

1 Broomyknowe is a well-presented and generously sized four-bedroom detached villa situated on a substantial corner plot with front and rear gardens, driveway, additional parking and double garage. Forming part of an exclusive cul-de-sac development in the desirable Colinton and neighbouring Craiglockhart area, the location is superb with excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance porch and hallway; bright living room with gas fireplace and dual aspect outlook to the front and rear; a large conservatory/sunroom with patio doors to the rear garden; spacious dining room; fitted breakfasting kitchen with wall and base units; integrated appliances and utility room; study/ home office; and a WC. On the upper level, there is a master bedroom with built in wardrobes and en-suite bathroom with four-piece suite; three further good-sized double bedrooms; and a family bathroom with four-piece suite including separate shower.

ACCOMMODATION

Entrance porch & hall. Living room. Dining room. Kitchen & Utility room. Conservatory. Study. Four double bedrooms (one en-suite). Bathroom. WC.

Gas central heating. Double glazing. Well-maintained front, side and rear gardens with the rear garden, mainly laid to lawn with mature borders and patio area. Driveway for two cars leading to a double garage and two additional parking spaces.

LOCATION

Colinton is a historic village located approximately 4 miles southwest of the City Centre. It is known for its leafy surroundings, pleasant walks and thriving community. Local shopping facilities are available within Colinton Village itself with further shopping facilities including Tesco at Colinton Mains and Morrison's at Hunters Tryst within easy reach. Walks through Colinton Dell along the Water of Leith and in the Pentland Hills are accessible on foot and leisure facilities are available at the nearby Craiglockhart Sports & Leisure Centre. There is easy access to the city bypass and the road network beyond as well as Edinburgh International





Airport and the Forth Road Bridge/Queensferry Crossing. The city bypass also provides access to popular out of town retail parks at Straiton and The Gyle. Catchment schools include Oxbgangs Primary and Firrhill High School with private schools nearby including Merchiston Castle School, which is within walking distance from the property, George Watsons College and George Heriots. Napier and Edinburgh University campuses are also only a short distance away.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **C**

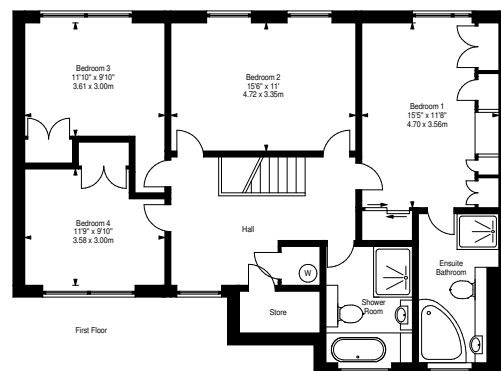
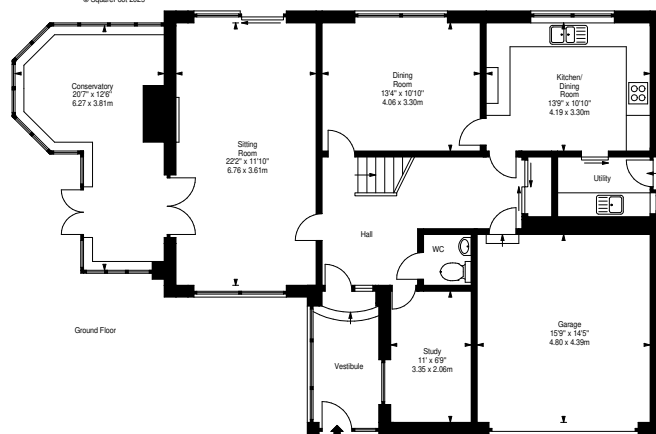
Tenure Freehold



1 Broomyknowe,
Edinburgh,
Midlothian, EH14 1JZ



Approx. Gross Internal Area
2455 Sq Ft - 226.21 Sq M
(including Garage)
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

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