

# 66 Broomhall Crescent

BROOMHALL, EDINBURGH, EH12 7PQ



*Charming Two-Bedroom Mid-Terrace  
Home on Broomhall Crescent*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





Nestled on the ever-popular Broomhall Crescent, this delightful two-bedroom mid-terrace property presents an ideal opportunity for families, first-time buyers, or those looking to downsize without compromising on space.

# THE LIVING ROOM



Step through the main door and into a welcoming hallway, where the bright and airy living room awaits to your right. This spacious, dual-aspect room is flooded with natural light and features ample floor space, perfect for relaxing evenings at home.



# THE KITCHEN



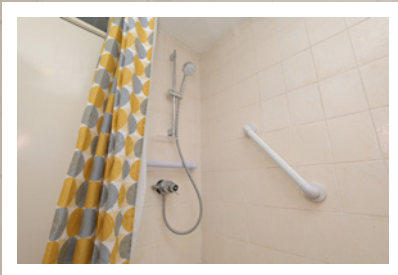
To the rear of the property lies a well-appointed kitchen, complete with a gas hob, oven, and convenient access to the rear garden, ideal for summer barbecues or watching the kids play.





Upstairs, you'll find two generously sized double bedrooms, both boasting built-in cupboards for plenty of storage. A modern three-piece bathroom suite completes the upper level.

## THE BATHROOM





# BEDROOM 1



# BEDROOM 2





Outside, the property continues to impress with a paved driveway and on-street parking to the front and a large, well-maintained rear garden, offering plenty of space for entertaining or simply unwinding outdoors.

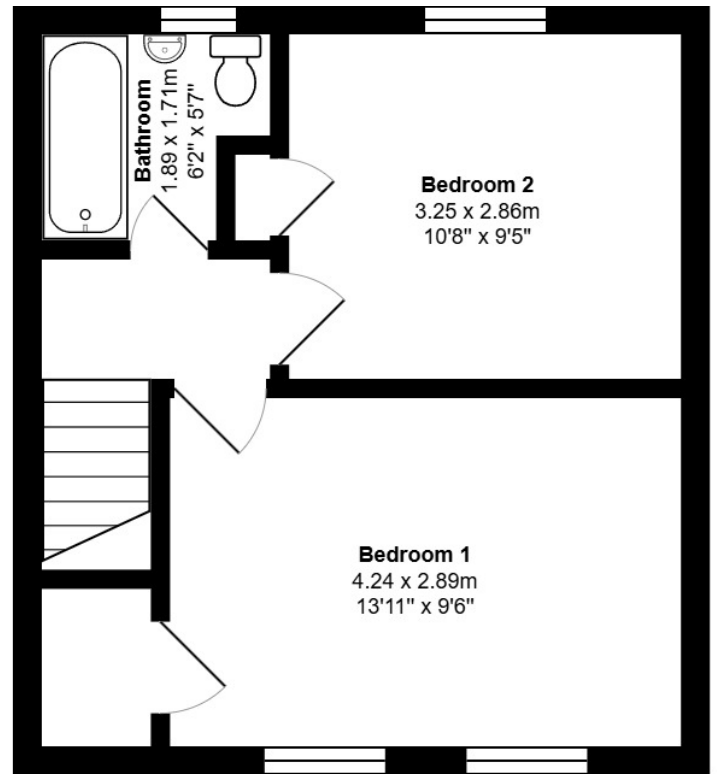
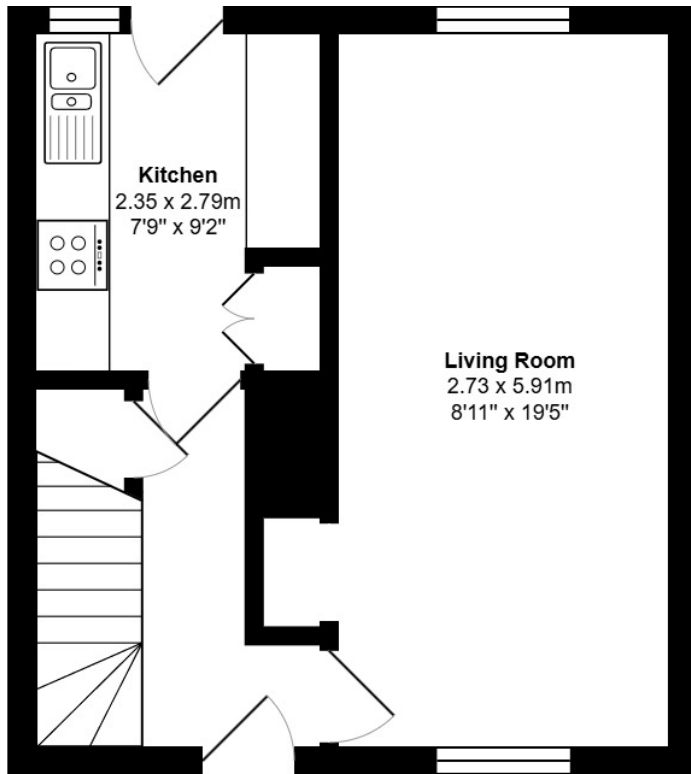
This home combines comfort, practicality, and a fantastic location, making it a must-see. Early viewing is highly recommended!

# EXTERNALS



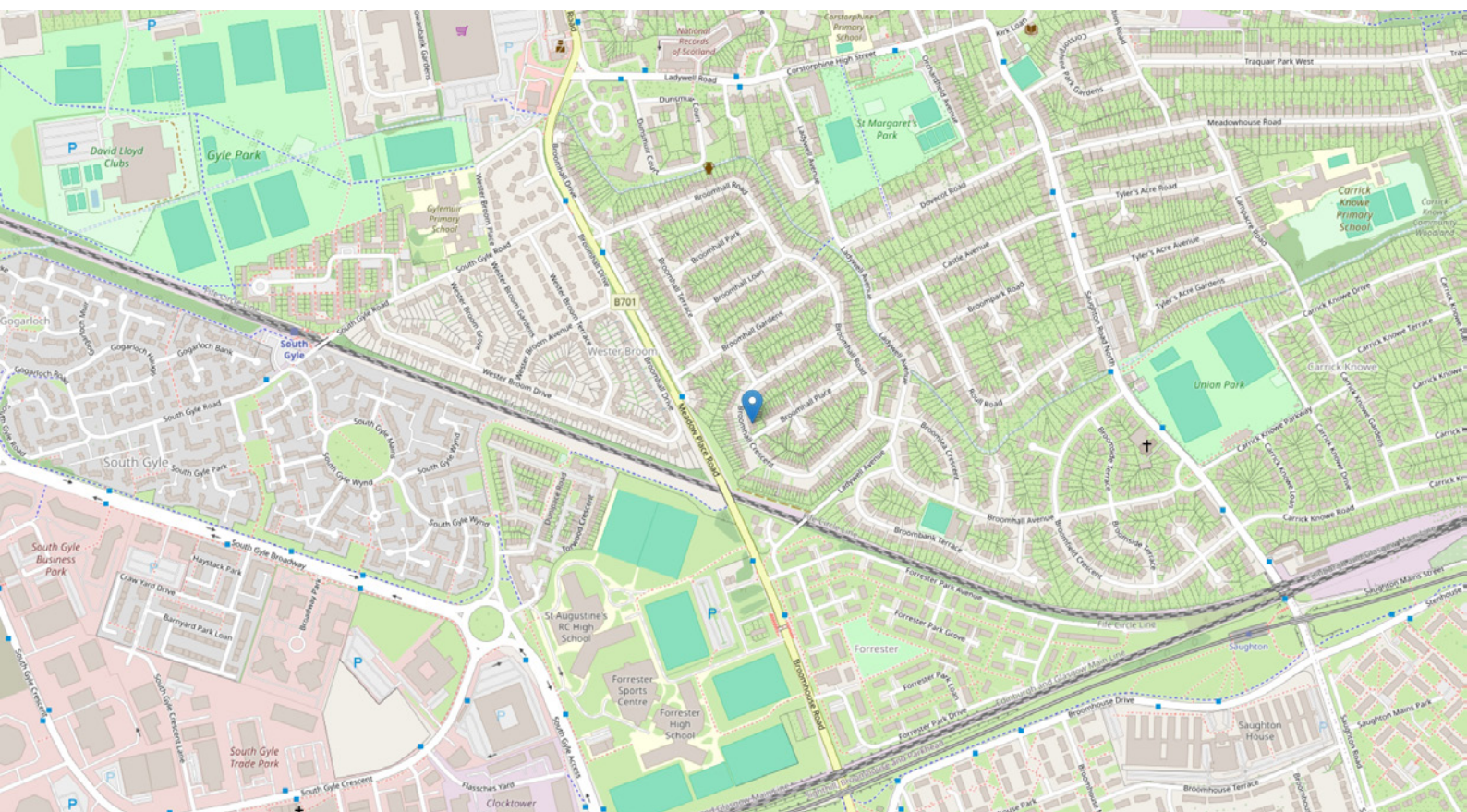


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup> | EPC Rating: C





# THE LOCATION

This property is situated in the Corstorphine district of Edinburgh, ideally placed for local shopping, transport, educational and recreational facilities. Local shopping can be found close by at the Gyle Shopping Centre with its major High Street outlets, namely Marks & Spencer and Morrisons, to name but a few and here you will find everything for all your monthly requirements.







There is an excellent bus service a few minutes from the property, which will take you east into the city centre and beyond or heading west to Edinburgh Airport and the outskirts, there is also South Gyle train station which is within easy walking distance of the property. The Edinburgh city bypass is within a minute's drive from the property and provides access to a number of areas within the city and to East Lothian and the A1. The property is also ideally placed for easy access to the M8 and M9 motorway networks.

Local state and private schools are also a short distance from the property, as are a wide range of recreational facilities.



**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**ANDREW DARCY**  
Surveyor



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.