



23 Broomyknowe, Edinburgh, EH14 1JZ



## Welcome

Welcome to Broomyknowe, forming part of an exclusive development set within the desirable Craiglockhart area of Edinburgh, this impressive four-bedroom detached property offers an outstanding blend of space, style, and scenic surrounding, perfect for modern family living. The home is set on a generous plot and boasts a multi-vehicle driveway along with a spacious double garage, with additional on-street parking. Internally, the property is thoughtfully laid out to provide both comfortable everyday family living and excellent entertaining space. Externally, the property truly excels, the gardens are beautifully maintained, with the rear garden being a particular highlight, offering a wonderful open outlook and breathtaking views towards the Pentland Hills. This outdoor space provides a perfect setting for relaxation, entertaining, and enjoying the surrounding natural beauty. Located in the popular Craiglockhart area, the property benefits from excellent local amenities, well-regarded schooling, and convenient transport links into Edinburgh city centre. This is a rare opportunity to acquire a superb family home in an exclusive development, combining generous accommodation with stunning views and a prime residential setting. Early viewing is essential.

- Reception hallway
- Living room with direct access to the rear garden
- Impressive dining kitchen with separate utility room
- Ground floor WC and wash hand basin
- Home office/snug
- Four bedrooms, principle with an en-suite shower room
- Family bathroom
- Attic storage accessed by a fixed ladder
- Gas central heating
- Double glazing
- Impressive gardens
- Double garage and multi vehicle driveway







## Craiglockhart

Broomyknowe, an exclusive development nestled within the leafy residential area of Craiglockhart in south-west Edinburgh, offers a peaceful suburban setting just a short distance from the city centre. Known for its quiet streets and family-friendly atmosphere, the area is surrounded by green spaces, including the scenic Craiglockhart Hill and nearby Water of Leith, Craiglockhart & Colinton Dells, which provide excellent opportunities for walking, cycling, and enjoying the outdoors. Craiglockhart itself has a rich history, most notably associated with Craiglockhart War Hospital, where poets Wilfred Owen and Siegfried Sassoon were treated during the First World War. Today, the area blends this heritage with modern amenities, including local shops, schools, and leisure facilities such as Craiglockhart Leisure and Tennis Centre. With convenient transport links into the heart of Edinburgh and easy access to the City Bypass, Broomyknowe is ideally suited for those seeking a balance between tranquil residential living and connectivity to urban life.

## Extras

Floor coverings, light fittings, blinds where fitted and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items including white goods and items of furniture may be included by negotiation and are subject to offer.





# Get in touch

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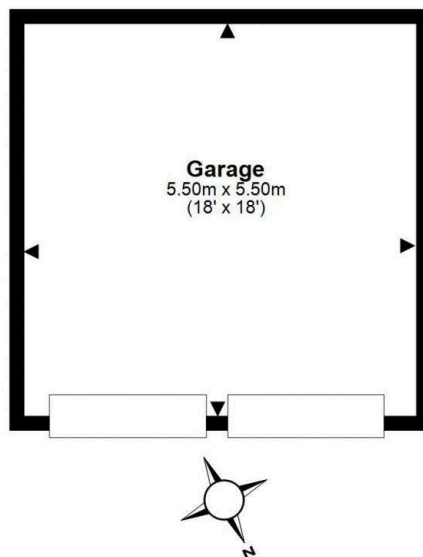
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

