

20 Broomhouse Crescent

EDINBURGH, EH11 3SZ



*Spacious Three Bedroom Family Home
in Excellent Condition*



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached house to the market in excellent condition.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which is entered from the entrance vestibule and is the centre of the home. Providing access upstairs and to the kitchen/dining room. The living room has various possible options when it comes to configuration.
- Fully equipped kitchen with spacious dining area and provides access to the private landscaped rear garden. The kitchen is fitted with a freestanding gas range cooker and a mixture of freestanding and integrated white goods.

THE KITCHEN/DINER



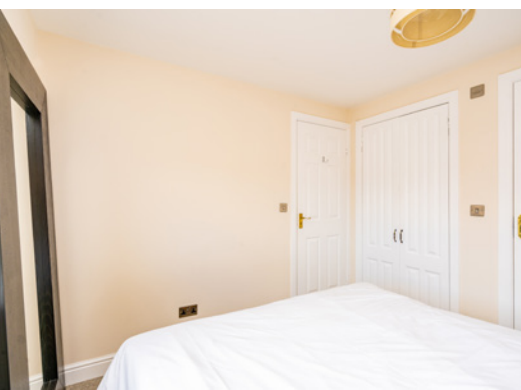
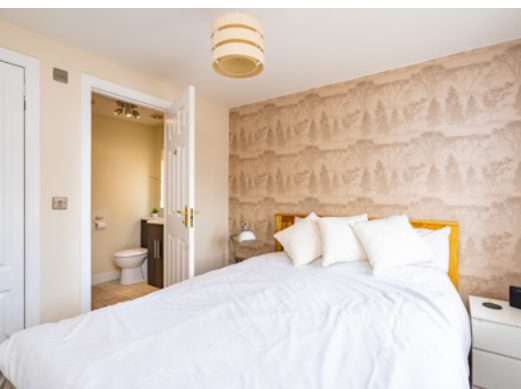


- There are two and a half bathrooms in the property, from the downstairs WC, en-suite shower room and main family bathroom. all of which are in great condition having been maintained well over time.
- There are three spacious bedrooms two of which as doubles and the third bedroom which is a single room. all bedrooms offer various storage options and the master bedroom has its very own three-piece en suite shower room.
- The home also comes with excellent storage options from attic space to cupboards throughout the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

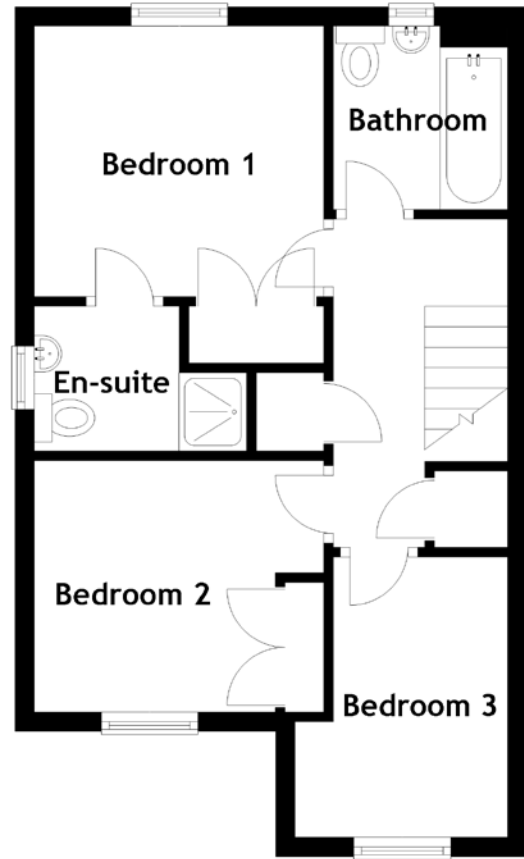
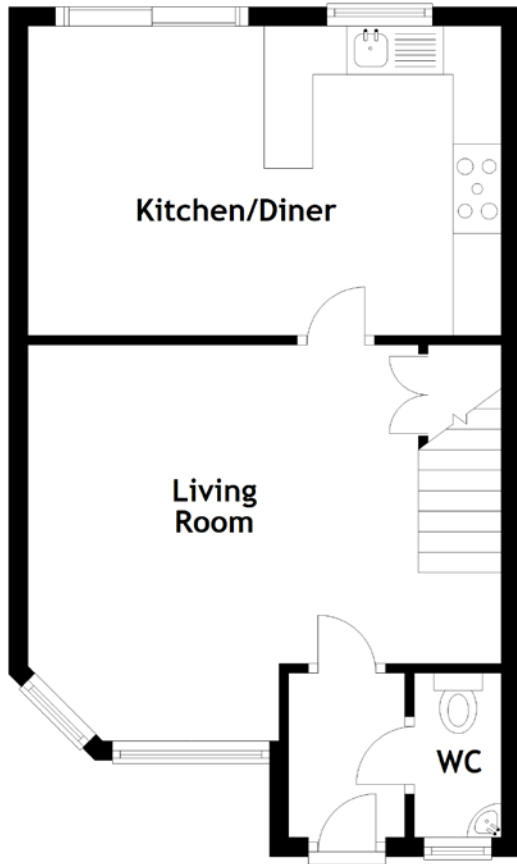


In addition, the property includes private parking from the driveway, free on-street residents parking, gas central heating and fully double-glazed windows throughout. It is expected that the property will be of particular interest to a wide audience. As such, early bird viewing is recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

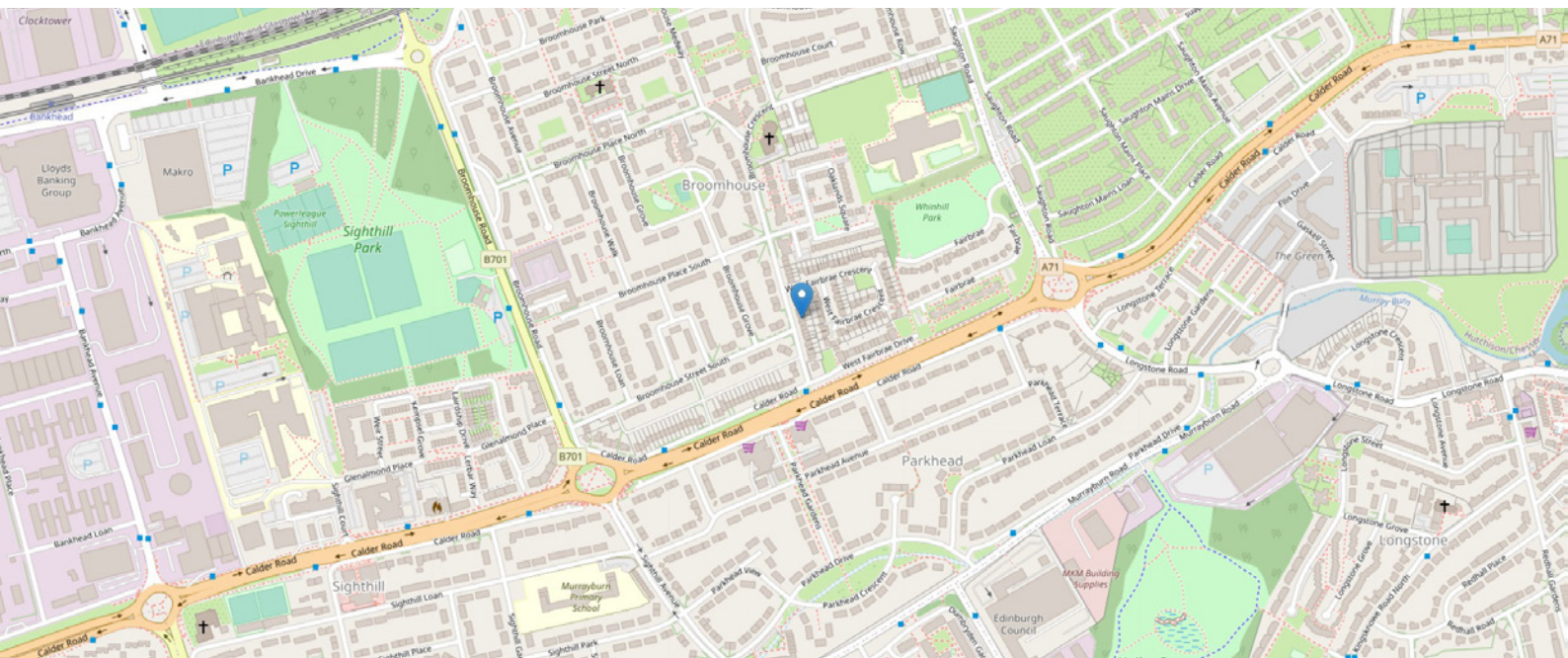


Approximate Dimensions
(Taken from the widest point)

Living Room	4.90m (16'1") x 4.10m (13'5")
Kitchen/Diner	4.90m (16'1") x 3.20m (10'6")
WC	1.70m (5'7") x 0.90m (2'11")
Bathroom	1.90m (6'3") x 1.80m (5'11")

Bedroom 1	3.00m (9'10") x 2.80m (9'2")
En-suite	1.50m (4'11") x 1.50m (4'11")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Bedroom 3	2.90m (9'6") x 2.20m (7'3")

Gross internal floor area (m²): 84m²
EPC Rating: C



THE LOCATION

Broomhouse lies within a residential area situated in a North Western district of the City of Edinburgh. The property is ideally placed for local transport, shopping, educational and recreational facilities.

There is an excellent bus service, which will take you East into the City Centre and beyond or West to Edinburgh Airport and the outskirts, as well being a few minutes' walk away from taking advantage of Edinburgh's new tram network.





Local shopping is within walking distance, but for those whose needs are greater, a wide range of shops can be found in St. John's Road, Hermiston Gait, Edinburgh Park and Gyle Shopping Centre, which can be easily accessed by bus, car or tram.
Hermiston Gait, Edinburgh Park

Local primary and secondary schools are within walking distance, as are recreational facilities such as St. Margaret's Park, Edinburgh Zoo, Carrick Knowe Golf Course, Murrayfield Rugby Stadium and Ice Rink.



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