



## 58 Brocken Brigg Road, Edinburgh, EH17 8ZA

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Beautifully presented and spacious, four-bedroom, detached family home, with gardens, driveway and an integrated garage. Forming part of a modern development, located in the Gilmerton area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, dining room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Tastefully finished in neutral decor throughout, highlights include a stylish integrated kitchen, modern bathrooms, and contemporary flooring and lighting. In addition, there is gas central heating, double glazing and good storage including a loft, and a garage with power and lighting.

To the front is a lawn and double driveway, whilst a generous rear garden includes a lawn and a paved patio. This growing development has superb transport links and offers additional unrestricted on-street parking and well-maintained communal grounds.

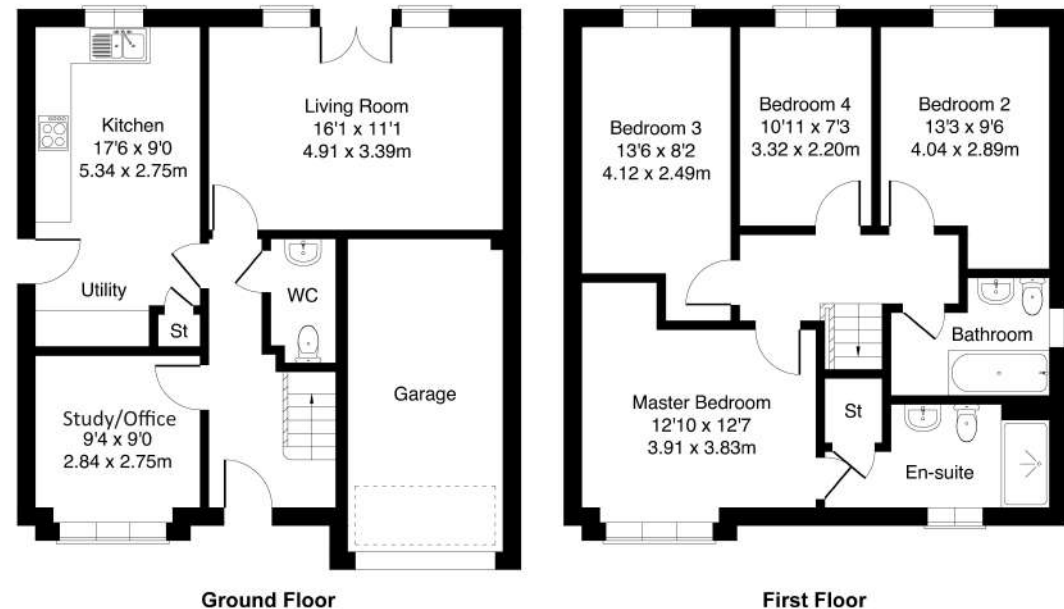
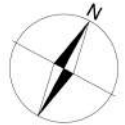
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC. Set to the rear, a tastefully finished lounge has carpeted flooring and patio doors leading to the garden. A spacious kitchen is also set to the rear, with ample space for dining and a side door leading to the garden. Modern units and worktops include a sink with a drainer, an integrated double oven, a 5-ring gas hob, a fridge/freezer and a dishwasher; whilst a utility area is set to the rear and includes a freestanding washing machine and tumble dryer. Completing the ground floor, a study/office is set to the front and offers a flexible space.

On the upper floor, a generously sized master bedroom is set to the front, featuring carpeted flooring, light decor, superb space for furnishings, and a modern en-suite shower room including a built-in store. Three further flexible bedrooms are set to the rear, similarly finished with light decor and carpeted flooring. Completing the accommodation, the bathroom is fitted with a stylish three-piece suite including an electric shower over the bath, and tiled splash walls and flooring.



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Approximate Gross Internal Area: (1378 sq ft - 128 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description





Gilmerton is a long-established community offering a variety of recreational activities, including a range of golf courses and sports centres, as well as public parks and open countryside for walkers and cyclists. A selection of specialist shops can be found on Drum Street, with a Lidl and a Morrisons supermarket also within the vicinity. Cameron Toll Shopping Centre and Straiton Retail Park are within easy reach, offering a large choice of retail outlets. Local schooling is close by, with

Gilmerton Primary and Gracemount High School quickly accessible; whilst St Catherine's Rc, Holyrood High School, Liberton Primary and Liberton High School are also within the catchment area. Regular bus services operate to and from the city centre via Gilmerton Road, and the city bypass is easily accessed for connections to the motorway network, and to the major retail parks such as Straiton, Fort Kinnaird and The Gyle.





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## Head Office

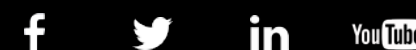
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