



71 Brocken Brigg Road, Edinburgh, EH17 8YY

Immaculately Presented, Two-Bedroom, Mid-Terrace Home, with a Private Garden & Driveway

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Property Description

Immaculately presented, two-bedroom, mid-terrace home featuring a private garden and driveway. Conveniently located in the popular Gilmerton area, just south of Edinburgh city centre.

Comprises a living room, kitchen, two double bedrooms, WC and a bathroom.

Highlights include a modern fitted kitchen with integrated appliances, stylish contemporary flooring, efficient gas central heating, and double glazing throughout. In addition, the property boasts good internal storage, tasteful neutral décor, and a modern fitted bathroom.

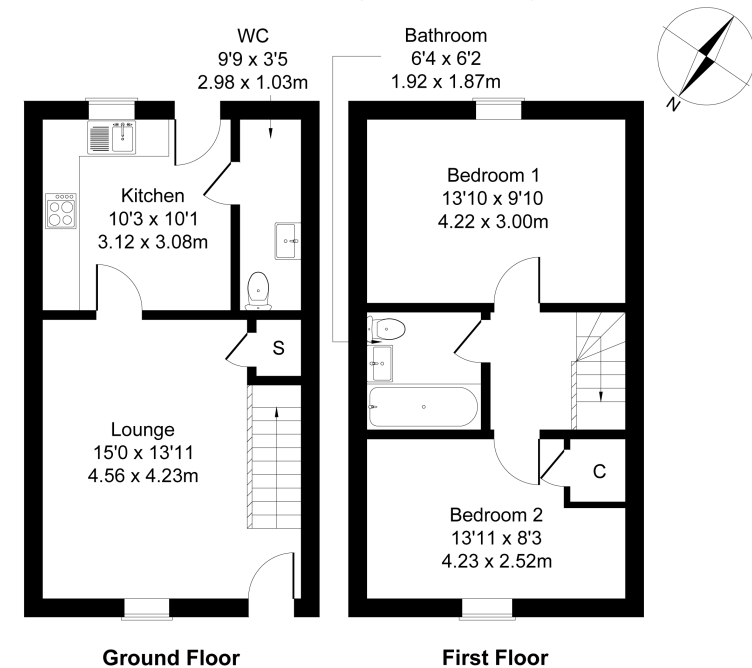
Externally, the property offers a neat front lawn with a private driveway, while the enclosed rear garden provides a paved patio area.

A welcoming entrance leads into the inviting lounge, a bright and comfortable space ideal for both relaxing and entertaining. The room features stylish wood-effect flooring, a central light fitting, and a large window that floods the area with natural light. A built-in storage cupboard provides practical convenience while maintaining a clean, uncluttered look. Adjacent to the lounge, the contemporary fitted kitchen combines functionality with modern design. It features matching wood-effect flooring, sleek marble-effect worktops, and a stainless-steel sink with a drainer. The kitchen is equipped with integrated appliances, including an oven and a gas hob with a canopy extractor above, and offers direct access to the rear garden, perfect for outdoor dining or enjoying some fresh air. A conveniently located WC is positioned just off the kitchen, fitted with a modern white suite and wood-effect flooring, offering added comfort and practicality for guests.

Upstairs, the first bedroom provides a spacious and peaceful retreat, complete with soft carpeted flooring and ample room for wardrobes and additional furnishings. The second bedroom also benefits from cosy carpeting, a built-in storage cupboard, and a bright, welcoming atmosphere, ideal as a guest room, child's bedroom, or home office. Completing the property, the modern family bathroom boasts wood-effect flooring, a tiled splashback surround, and a shower over the bath, creating a stylish and functional space for everyday use.



71 Brocken Brigg, Road Edinburgh EH17 8YY
Approximate Gross Internal Area: (710 sq ft - 66 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 popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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