



CLANCYS

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36 Brocken Brigg Road,

Edinburgh, EH17 8GX



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C



FREEHOLD

Description

An excellent opportunity has arisen to acquire this stunning 4-bedroom detached family home, forming part of a modern, prestigious factored development ideally located in the popular Gilmerton area of Edinburgh, lying to the south of the city centre, close to many local amenities, schooling and swift transport links. The property further benefits from stylish interiors, a fully enclosed child friendly rear garden and residents and visitors parking is available. The property is offered to the market in excellent order throughout and is in true move-in conditions. The accommodation briefly comprises a welcoming entrance hall with useful downstairs WC, a bright bay windowed living room, a beautiful open plan modern kitchen with an abundance of quality base and wall mounted units with dining area. The kitchen is complemented by a matching utility room. A carpeted staircase leads to the upper landing which gives access to the master bedroom which comes complete with fitted storage cupboards and stylish ensuite shower room. There are three further bedrooms (bedroom 3 & 4 have a Jack and Jill shower room) and there is a family bathroom with glass screen and mains operated shower over the bath. The property further benefits from gas central heating, double glazing, private gardens to the front and rear and a driveway leads to the garage. This property will make a superb family home, and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.

Extras

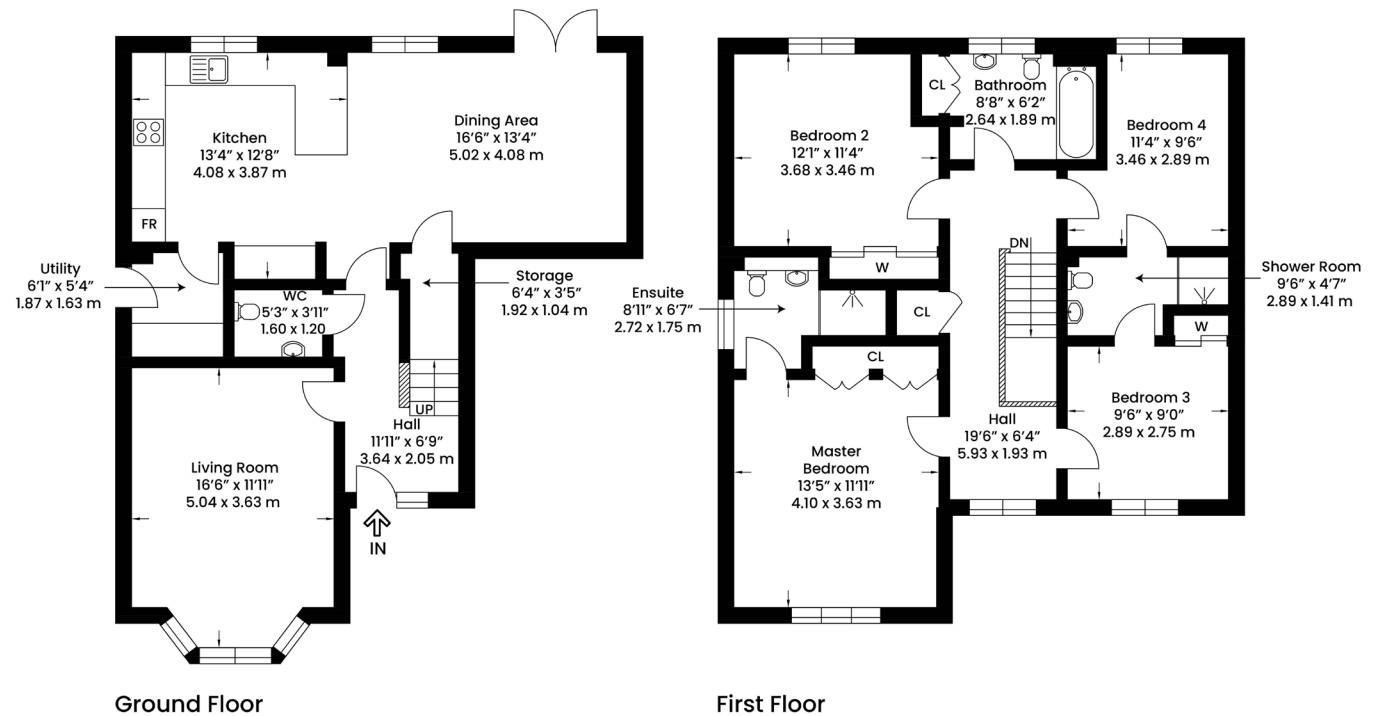
All fitted floor coverings.

Features

- Entrance hall
- WC
- Living room
- Kitchen/Dining room
- Utility room
- 4 Bedrooms
- 3 Bathrooms
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway
- Garage
- EPC rating - C
- Council Tax Band - G
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026



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DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.