



62 Brocken Brigg Road
Gilmerton, EH17 8ZA

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

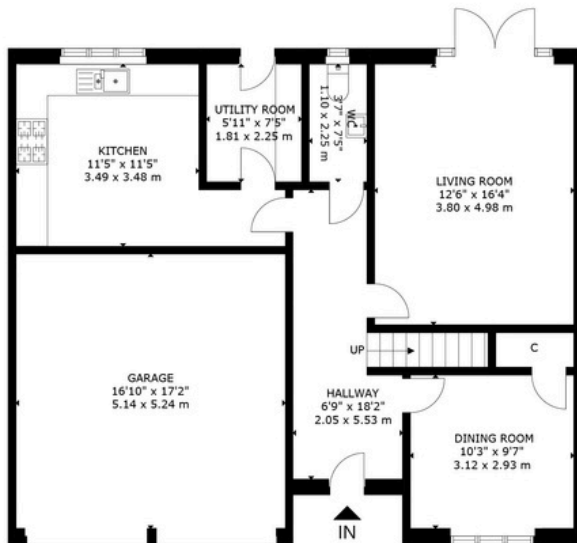
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- 5 Bedrooms
- En-Suite Shower Room + Jack n Jill Shower room
- Family Bathroom
- WC Apartment
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Double Garage & Driveway
- EPC – B



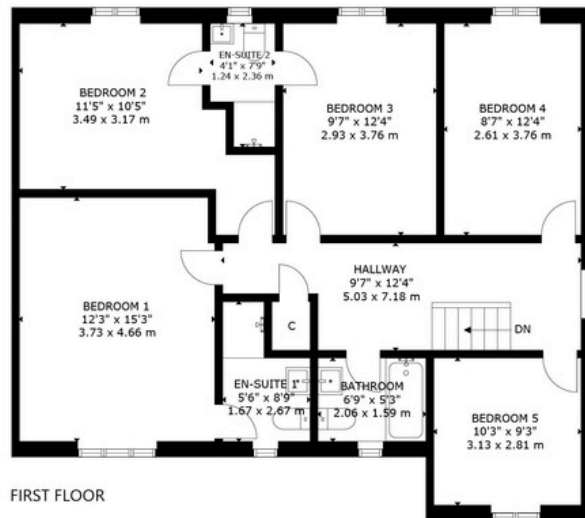
Forming part of an exclusive modern development, this generously proportioned light and airy detached villa is situated on the outskirts of Gilmerton on the Southside of Edinburgh. The property is close to a variety of excellent amenities including Straiton Retail Park, easy reach of the City Bypass providing access to the North and South and a regular public transport service travelling to the City Centre. The well laid out accommodation would make an ideal family home and comprises; welcoming entrance hallway, sitting room with French doors to the rear garden, dining room, contemporary breakfast kitchen, separate utility room and WC apartment. The upper landing provides access to a spacious master bedroom with en-suite shower room, 4 further good-sized bedrooms with 2 bedrooms having a "jack & jill" en-suite shower room and family bathroom. There are private gardens to the front with a large fully enclosed rear garden, double garage and driveway. Further benefits include gas central heating and double glazing. Included in the sale are: fitted carpets/ floor coverings, cooker, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. Other items may be available by separate negotiation. All appliances included in the sale are sold as seen with no warranty provided.







GROUND FLOOR



FIRST FLOOR



62 BROCKEN BRIGG ROAD, EH17 8ZA
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,668 SQ FT / 155 SQ M
 GARAGE 290 SQ FT / 27 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk