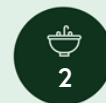




GARDEN STIRLING BURNET

5 BROSIE WYND

GILMERTON, EDINBURGH, EH17 8ZB





This semi-detached house in Gilmerton forms part of a new, attractive development and offers immaculately presented accommodation, including three bedrooms, a spacious reception room, a kitchen, and two bathrooms (plus a separate WC), as well as a south-facing garden, an attached single garage, and a private double driveway. The home lies enviably close to excellent amenities, including Straiton Retail Park, schools, transport links, and scenic open spaces. An entrance hallway welcomes you into the property and houses a useful two-piece WC. Straight ahead, you step into a good-sized reception room, illuminated by a south-facing window flooding the space with sunny natural light throughout the day and overlooking the garden. Here, plenty of space is provided for arrangements of furniture catering for both relaxation and dining. Furthermore, the room is immaculately presented with crisp-white décor and fitted with a carpet for optimum comfort underfoot. The kitchen is conveniently connected to the living and dining room and is well-appointed with modern white wall and base cabinets, spacious worktops, and integrated appliances comprising an oven, a hob, an extractor hood, a fridge/freezer, and a dishwasher. Space and plumbing are provided for a washing machine, and the kitchen is completed by an external entrance.

FEATURES

- Semi-detached house in a contemporary development in Gilmerton
- Immaculate, modern interiors
- Welcoming entrance hall with WC
- South-facing living/dining room
- Well-appointed, contemporary kitchen
- Three double bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Pristine family bathroom with shower-over-bath
- Attached single garage and double driveway
- Gas central heating and double glazing





Upstairs, a landing (with storage) leads to three bedrooms and a bathroom. The bedrooms all continue the presentation of the preceding accommodation with pristine neutral décor and fitted carpets, whilst two are accompanied by built-in wardrobes. The principal bedroom also boasts an en-suite shower room comprising a corner shower enclosure, a pedestal basin, and a WC. The family bathroom comes complete with a bath with an overhead shower and a glazed screen, and a WC-suite. Gas central heating (with Hive smart controls), double glazing, and solar panels ensure year-round comfort and efficiency. Externally, the home is complemented by an enviably south-facing rear garden featuring a spacious lawn, a patio for alfresco dining furniture, an external socket, and a water tap. Excellent private parking is provided by an attached single garage and a double driveway. Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. NB: The home is still under NHBC warranty and the "snagging" period is still in effect until October 2024.







Gilmerton

Gilmerton is a popular city suburb lying approximately 4 miles from the city centre with easy access to the A720 Edinburgh City Bypass connecting with Scotland's main motorway network. A wide range of local shopping amenities is provided, including major supermarkets, and just a short drive away is Cameron Toll Shopping Centre, offering a more extensive retail experience with a range of high street retailers. Ample recreational facilities can be found within the area such as Liberton Golf Club and Gracemount Leisure Centre, which includes a swimming pool, whilst pleasant walks can be enjoyed nearby in the Hermitage of Braid and Blackford Hill Nature Reserve. The Edinburgh Royal Infirmary at neighbouring Little France is also easily accessible. Education facilities, ranging from nursery to senior school, are available for families and there are several university buildings in the vicinity. Gilmerton is served by excellent day and night bus services across the city, and thanks to its proximity to the City Bypass, travelling by car is swift and convenient.





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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

