

# 11 Brocken Brigg Parkway

GILMERTON, EDINBURGH, EH17 8NU



*THREE BEDROOM TOWNHOUSE IN THE SOUGHT-AFTER GILMERTON AREA OF EDINBURGH*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this three-bedroom townhouse in the sought-after Gilmerton area of Edinburgh. The property is in walk-in condition and offers spacious accommodation in a popular residential location with excellent local amenities, schools and strong transport links to Edinburgh city centre.

Inside, the property comprises a spacious lounge providing an ideal space for relaxation and entertaining, with abundant natural light.



There is a fully equipped kitchen with a gas hob, fan oven, integrated dishwasher and fridge freezer, offering a practical and stylish cooking space.



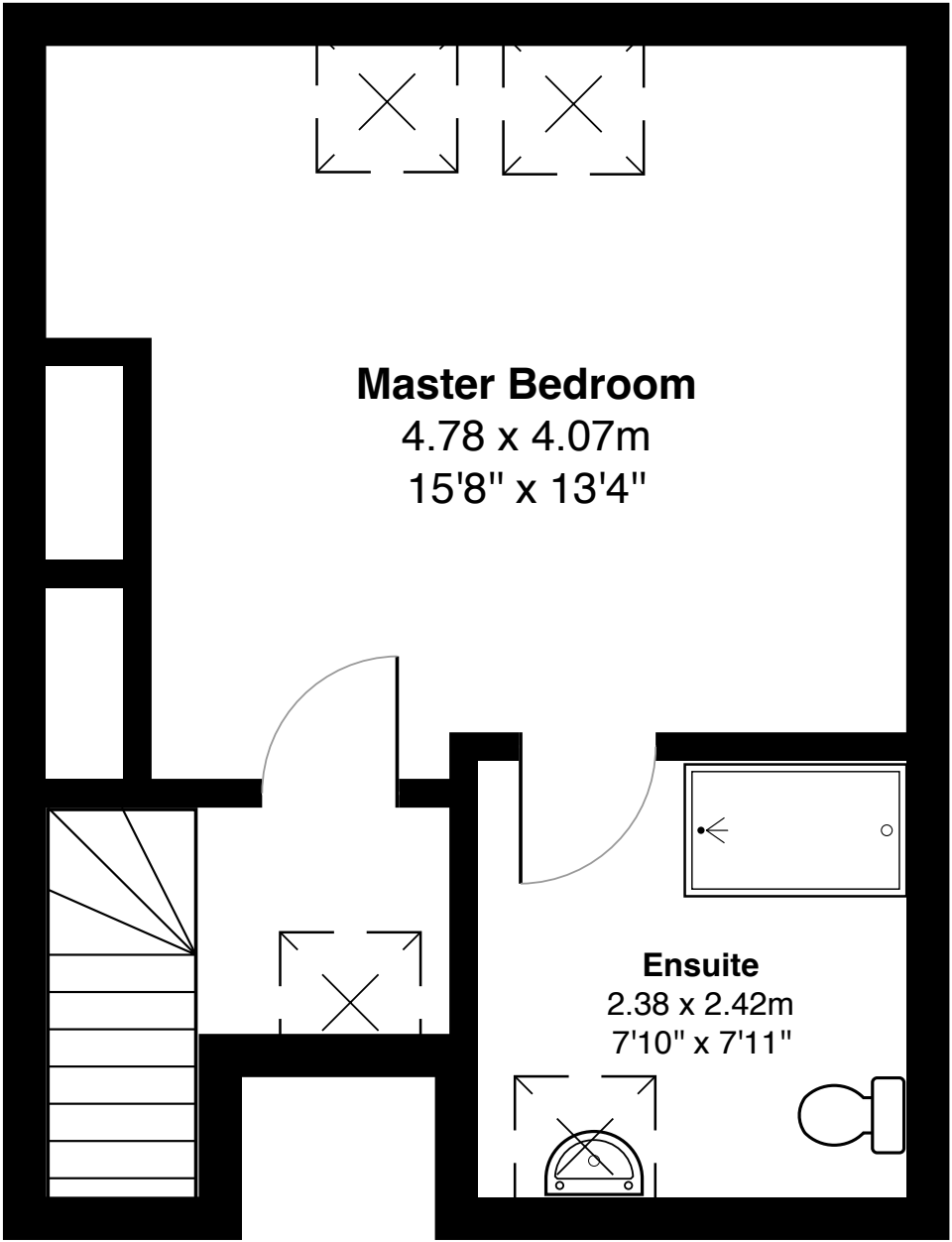
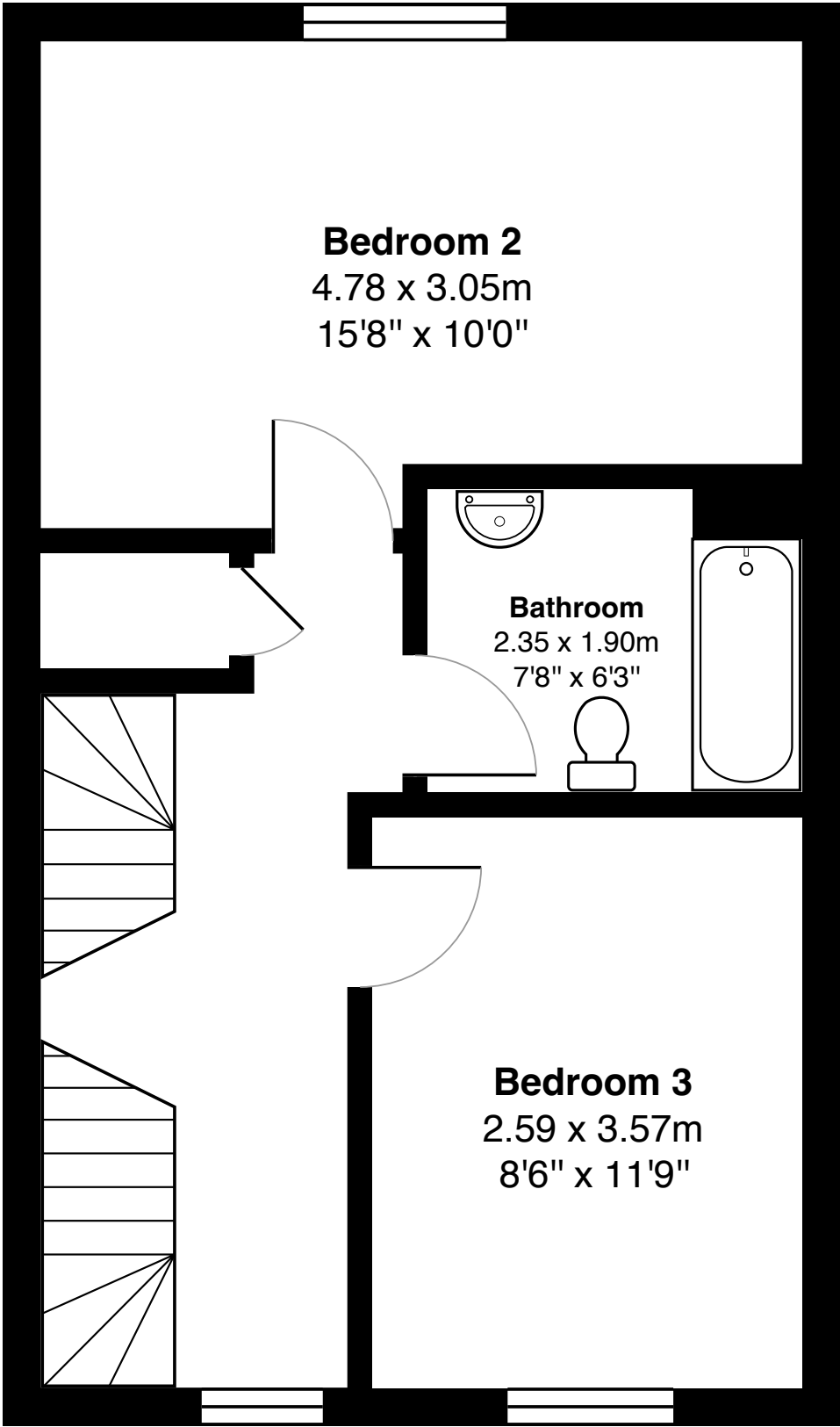
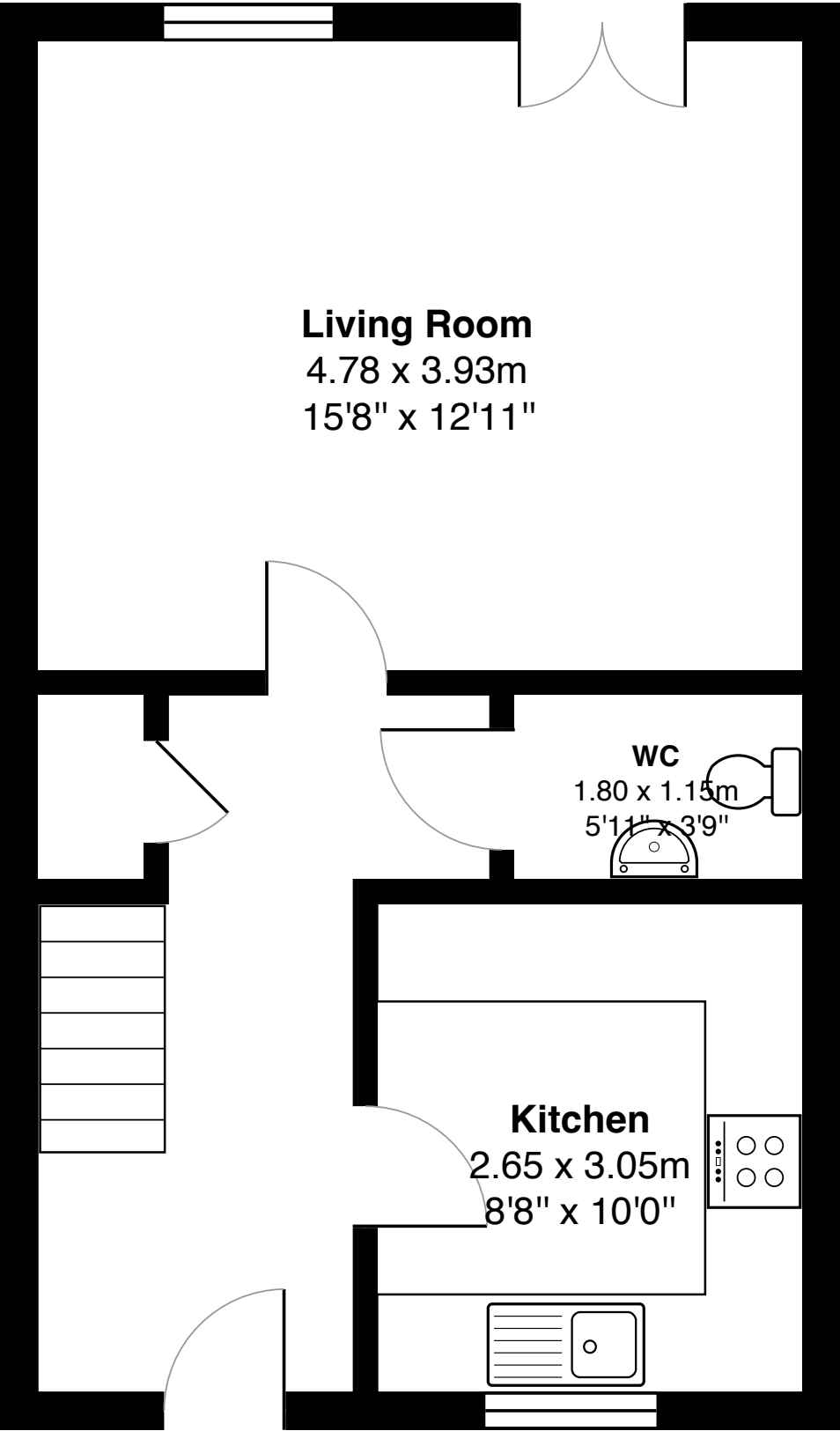
Three well-proportioned bedrooms, including a master bedroom with built-in wardrobes and a private en suite on the top floor, and two further double bedrooms offering versatile accommodation over three levels.





The house has a modern family bathroom with a three-piece suite and mains shower over the bath on the first floor and a WC on the ground floor accessed via the hallway.





Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>  
EPC Rating: B

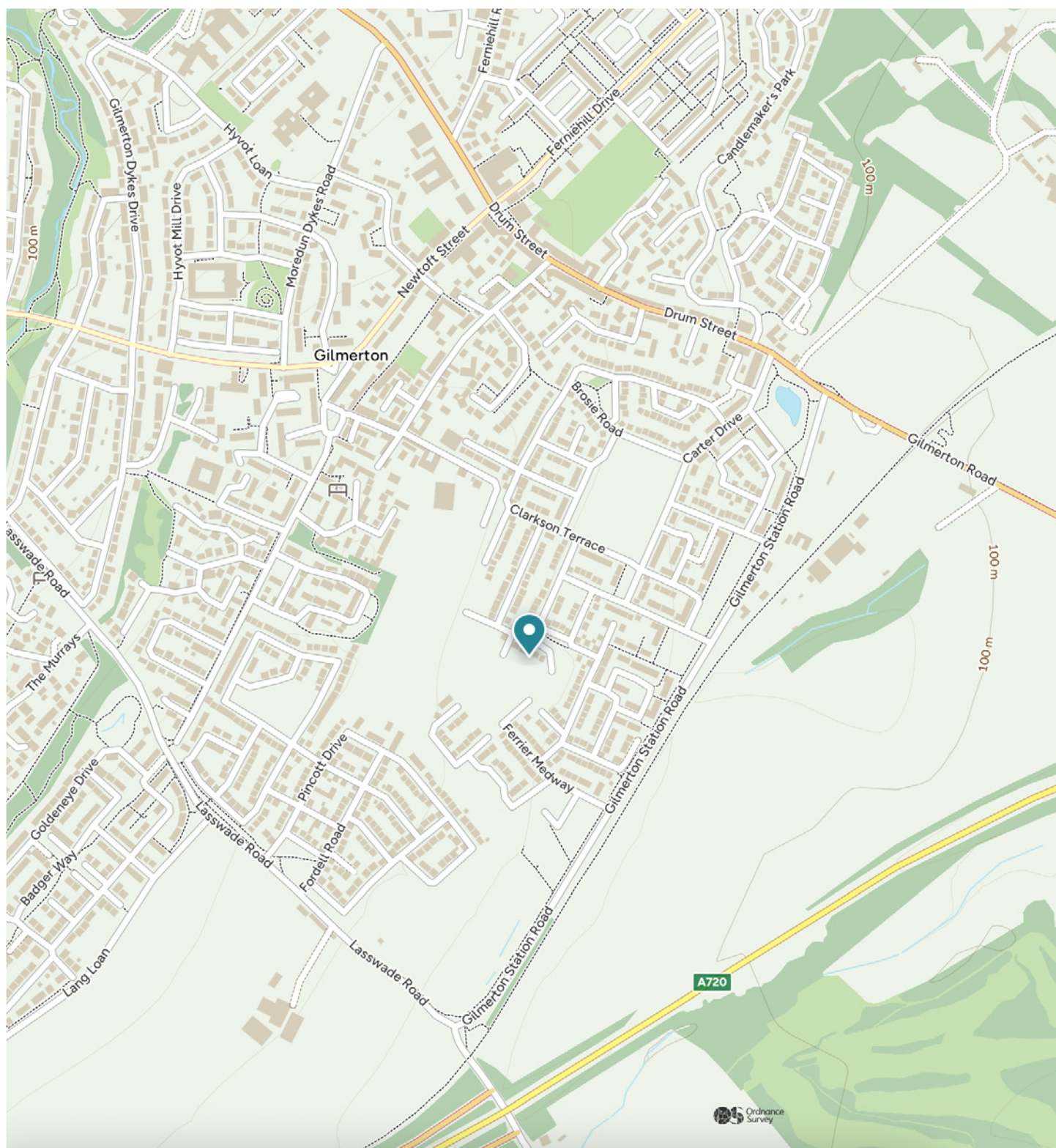


In addition to this, the property includes excellent internal storage, an external water tap at the front, a large rear garden with a summer house with power, ideal for entertaining, plus free on-street parking. This is a rare opportunity to acquire a well-presented family home in a central and highly desirable area of Edinburgh, combining excellent amenities, schooling options and transport links with a generous and private outdoor space.



The property for sale is located in the area of Gilmerton, a popular residential area lying to the south of the city centre. The area is well served by an excellent range of local amenities including local shopping, transport, educational and recreational facilities. The area is also well served by a variety of primary and secondary schools, including Liberton and Gracemount High Schools, which can be accessed by foot, car or public transport. Recreational facilities include many delightful walks, a number of good golf courses and a dry ski slope located at the nearby area of Fairmilehead.

The city bypass, located just a minute's drive from the property, offers excellent commuting links in both directions, east and west. There is an excellent bus service a few minutes' walk from the property, providing quick and easy access to the city centre and surrounding areas.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land, the dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.