

18 Brosie Wynd

GILMERTON, EDINBURGH, EH17 8ZB



Walk-in condition two-bedroom home, benefitting from private off-street parking and a secure rear garden



0131 524 9797



www.mcewanfraserlegal.co.uk

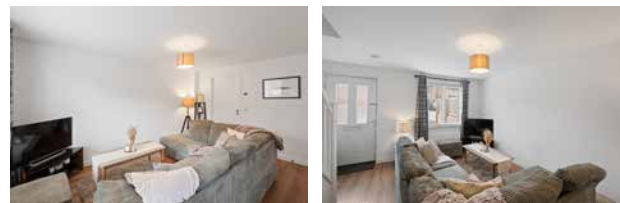


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom home, situated within a sought-after modern development in Gilmerton. This beautifully presented home offers stylish, contemporary living ideal for first-time buyers, professionals and young families alike.

THE LIVING ROOM



Finished to a high standard throughout, the property boasts bright and spacious accommodation with a welcoming living room.

THE KITCHEN



The modern fitted kitchen is complete with integrated appliances and dining space.





Upstairs, there are two generous double bedrooms, excellent storage and a sleek family bathroom.

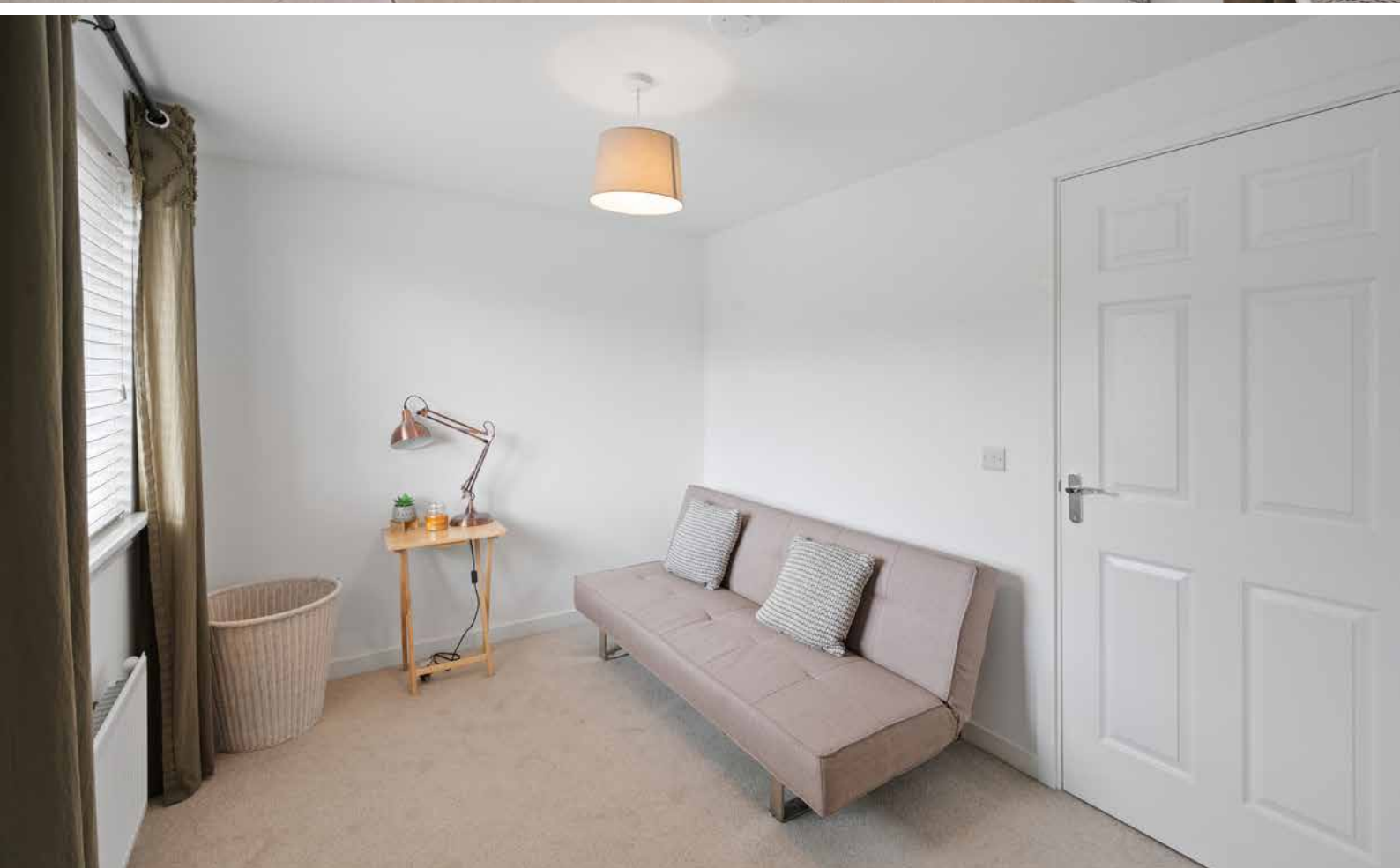
THE BATHROOM



BEDROOM 1



BEDROOM 2



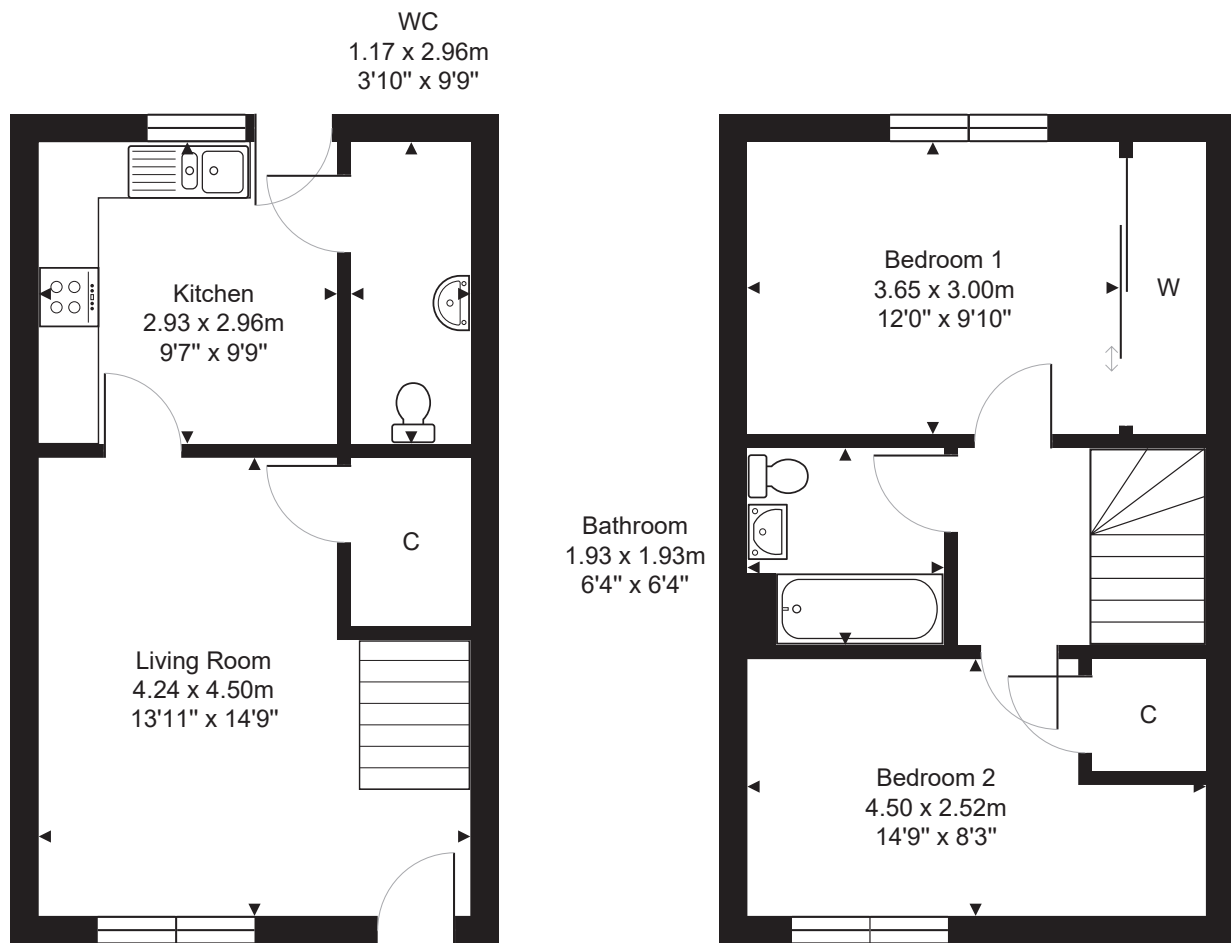
Perfectly positioned for everyday living, the property is within easy reach of local shops, supermarkets, schools, parks and leisure facilities, with excellent public transport links and swift access to the Edinburgh City Bypass, Royal Infirmary and Edinburgh city centre.

EXTERNALS



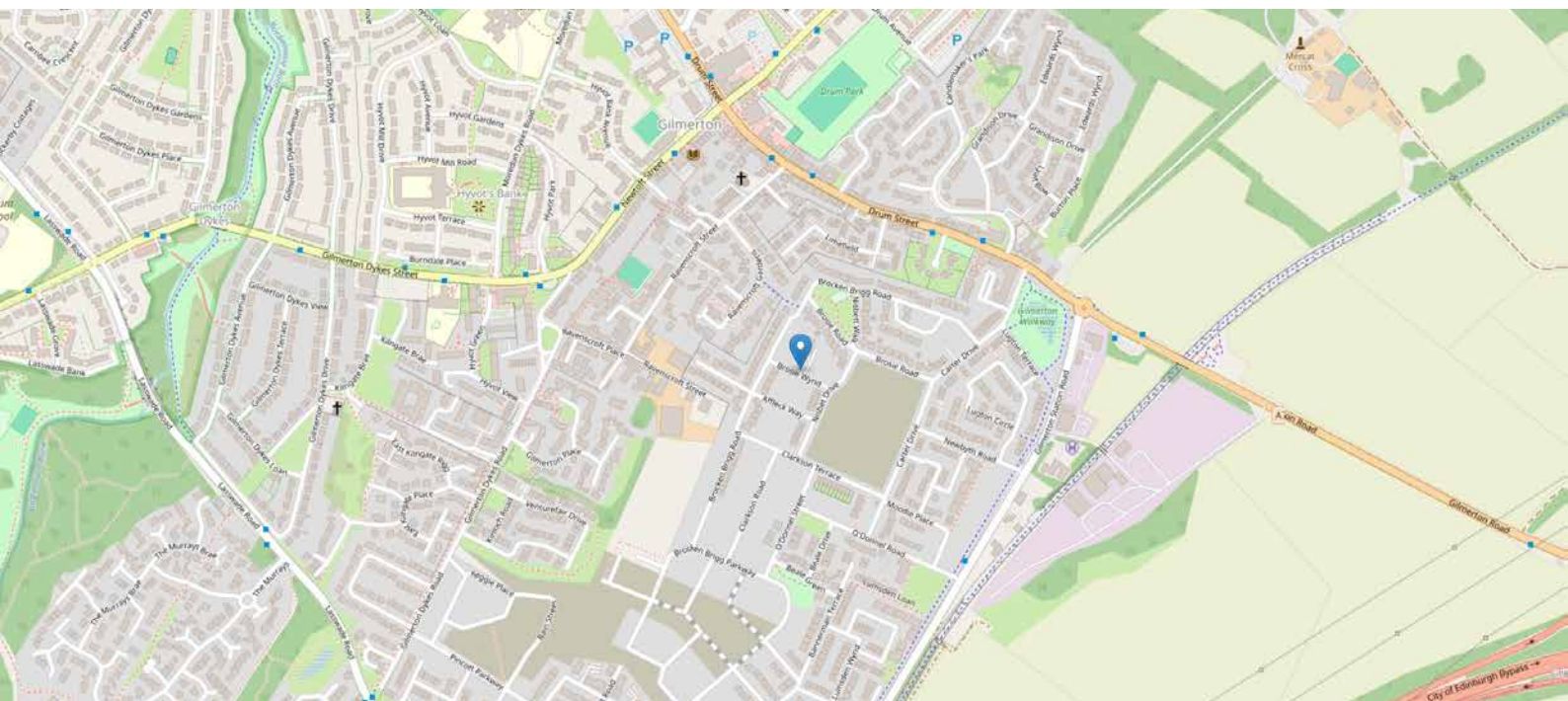
Offering contemporary style, low-maintenance living and an excellent location, this is a fantastic opportunity to purchase a move-in ready home in one of Edinburgh's popular residential areas.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 63m² | EPC Rating: B



THE LOCATION

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 in the nearby area of Fairmilehead.

The city bypass, which is a minute's drive from the property, provides excellent commuting links both east and west. There is an excellent bus service 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

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Layout graphics and design
ALLY CLARK
Designer

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