



3 Brosie Wynd
Gilmerton, Edinburgh, EH17 8ZB

CALL US ON 0131 447 4747

3 Brosie Wynd, Gilmerton, Edinburgh EH17 8ZB

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Reception hall.
- Cloakroom/WC.
- Well-presented & good-sized living room/dining room.
- Modern fitted kitchen with appliances.
- Door to rear garden.
- Upper landing with excellent walk-in storage cupboard & access to attic storage space.
- Master bedroom with ensuite shower room & built-in wardrobes.
- Two further double bedrooms - one with built-in wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Double driveway leading to integral garage.
- Pathway to side.
- Enclosed southwest facing child-friendly garden at rear.
- Solar panels.
- Unrestricted on street parking.



GENERAL DESCRIPTION

Attractive semi-detached villa situated within a sought-after modern development in the popular Gilmerton district of the city an ideal position for access into Edinburgh City Centre and further afield with its proximity to Edinburgh City Bypass. The property would make an ideal purchase for a young family and is close to an excellent range of local amenities.

FACTORING NOTE

The communal areas within the development are maintained by Ross & Liddel at an approximate charge of £175 per annum.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 3.2 MILES TO SHAWFAIR TRAIN STATION.
APPROXIMATELY 12.2 MILES TO EDINBURGH AIRPORT.
WITHIN 400 METRES.

LOCATION

Lying four miles south-east of Edinburgh's City Centre, Gilmerton is a popular area for families. One of its attractions is its proximity to green open spaces, with the property only a short walk from the Ferniehill Community Park, and the beautiful Dalkeith Country Park which houses the fantastic Fort Douglas Adventure Park, shopping emporium, courtyard, and café, a ten-minute drive. The Little France Park and The Innocent Railway Cycle Path are both within close proximity. There are a variety of golf courses in the locale including The Braid Hills Golf Club and Liberton Golf Club. Gracemount Leisure Centre with its swimming pool, state-of-the-art gym, and fitness classes is a short car journey as is Midlothian Snowsports Centre which boasts skiing, snowboarding, and tubing. Daily shopping needs are met by a Co-op, Lidl, and Aldi supermarket and nearby Cameron Toll Shopping Centre and Straiton Retail Park house well-known high street names. Edinburgh Royal Infirmary is less than a five-minute drive from the property. Carter Drive lies in the catchment area for Gilmerton Primary School and Liberton High School with private schooling options all very accessible. Regular bus services take you swiftly into Edinburgh City Centre, and the City Bypass connecting to Scotland's motorway network and Edinburgh Airport is within easy reach.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING WASHER/DRYER, FRIDGE/FREEZER AND DISHWASHER. THE BATHROOM FITMENTS WILL ALSO BE INCLUDED IN THE FOR-SALE PRICE.







**ENERGY PERFORMANCE
CERTIFICATE RATING B**

Brosie Wynd, Edinburgh, EH17 8ZB



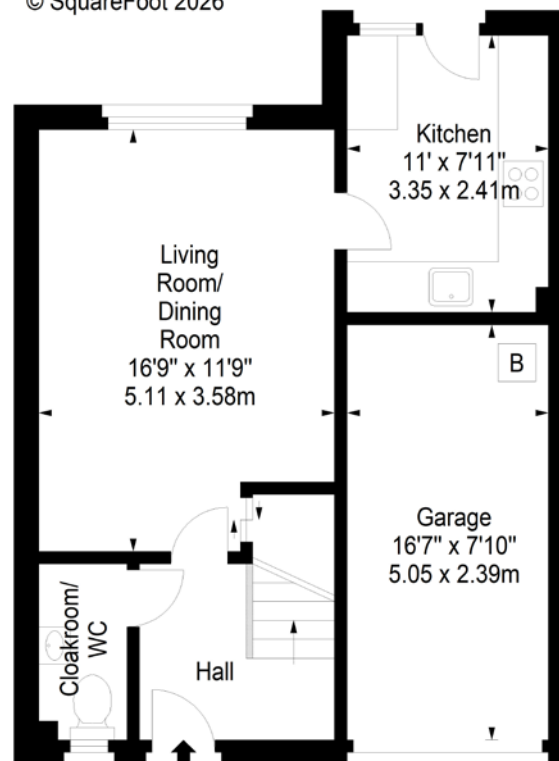
Approx. Gross Internal Area
868 Sq Ft - 80.64 Sq M

Garage

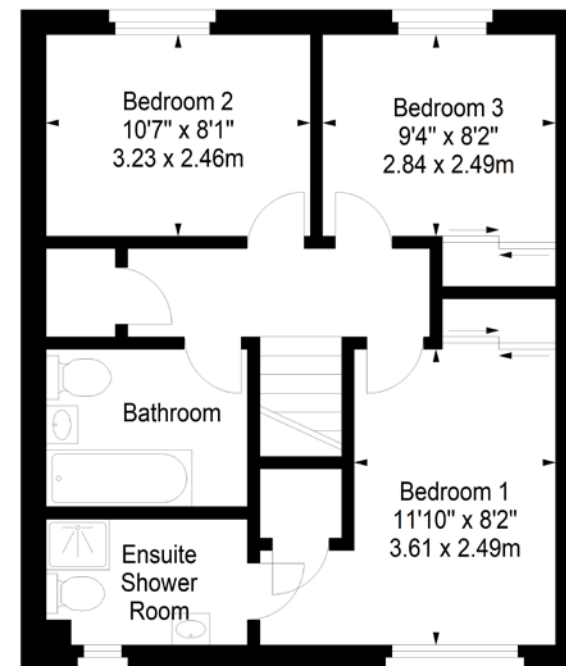
Approx. Gross Internal Area
132 Sq Ft - 12.26 Sq M

For identification only. Not to scale.

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Ground Floor



First Floor

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WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.