48 Brocken Brigg Parkway

GILMERTON | EDINBURGH | EH17 8QA

warners
solicitors & estate agents

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Warners are delighted to present this attractive three-bedroom end-terrace family home, ideally suited to first-time buyers and growing families alike. Situated within a modern residential development to the south of Edinburgh city centre, the property enjoys excellent public transport connections and convenient access to both the City Bypass and A1, making commuting straightforward and efficient.

Internally, the accommodation comprises a welcoming entrance hallway, a stylish modern kitchen/dining room, a bright and spacious living room, and a convenient ground floor WC. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from a beautifully maintained private enclosed rear garden and dedicated off-street parking. The home is ideally located close to a wide range of local amenities, including shops, reputable schools, and excellent transport links.

- Modern 3-bedroom end-terrace family home
- Ideal for first-time buyers and growing families
- Excellent transport links with easy access to the City Bypass & A1
- Spacious kitchen/dining room and bright living area
- Principal bedroom with en-suite shower room
- Private enclosed rear garden and dedicated off-street parking

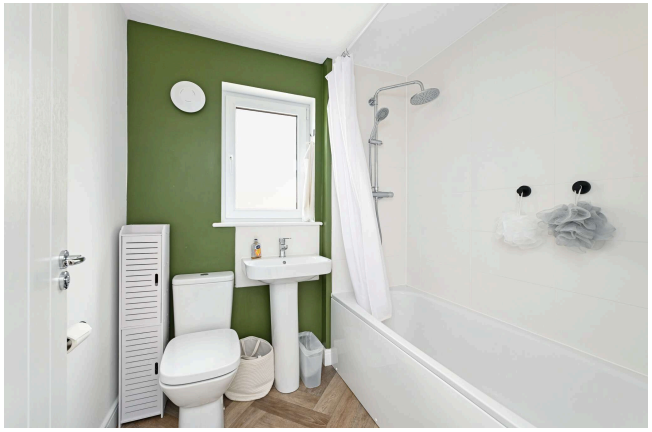
Council Tax E and Energy Rating B

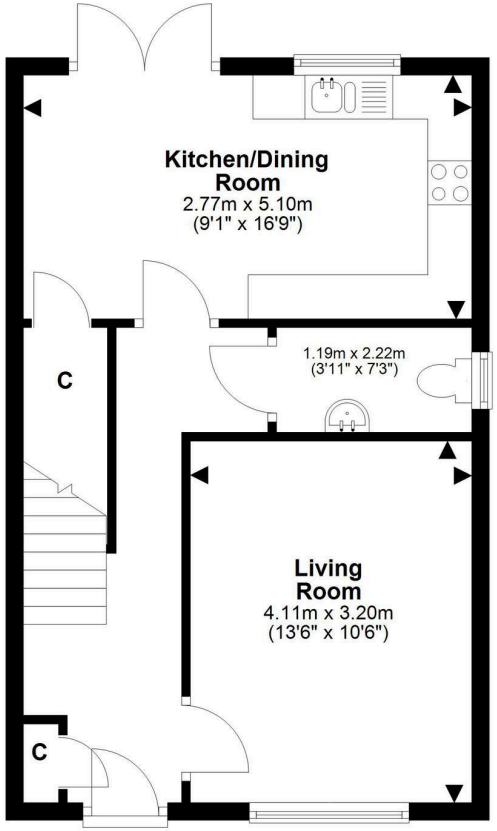
Factor fee is approximately £50 per annum. Billed monthly in small amounts, and only as and when work is required for gardening, payable to Hacking and Patterson.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

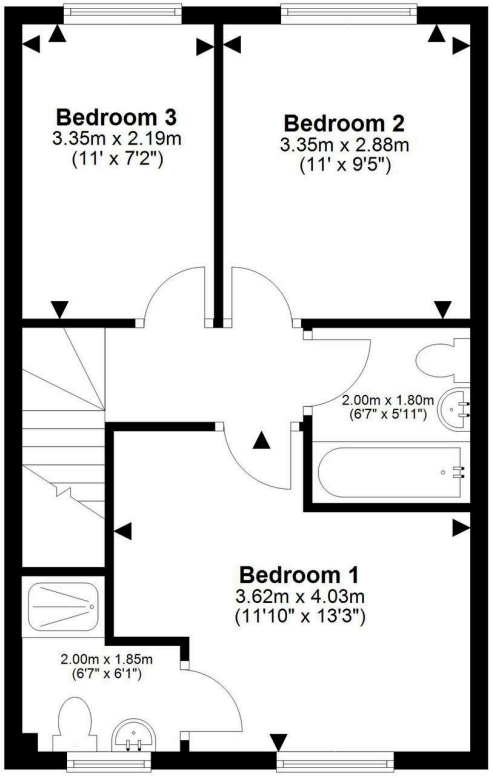
All built in appliances including the dishwasher, washing machine, fridge, and light fixtures will be included in the sale. Curtains, blinds and light shades will not be included in the sale, with the exemption of the office blind which will remain. The sale will also include the bed frame and mattress in Bedroom 2 if desired.

The popular Gilmerton area of Edinburgh lies to the south of the city centre. There is a good range of shopping outlets in the vicinity, mainly small specialist shops serving the local community. Further shops and amenities can be found at the Cameron Toll Centre and Straiton Retail Park, which are both within easy reach. Schooling is well represented from nursery to senior level. Regular public transport services operate into Edinburgh and the main commuting routes, including the Bypass, M8 and M9, are also easily accessible. The property is also ideally positioned for those connected to the Royal Infirmary.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.