



9 Brocken Brigg End, Edinburgh, EH17 8YX

Immaculately Presented Three-Bedroom, Semi-Detached Home with Garden & Garage

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Property Description

Light and immaculately presented, three-bedroom, semi-detached home, with gardens, an integrated garage and a driveway. Conveniently located in the popular Ferniehill area, just south of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms with one en-suite, a family bathroom and a ground-floor WC.

Highlights include a stylish kitchen with appliances, modern bathroom suites, a south-facing garden, and light, tasteful decor - ready to move in. In addition, the property features gas central heating, solar panels, double glazing, and ample storage provision, including a powered garage.

There is a mono-blocked double driveway to the front with an EV point, whilst an enclosed rear garden includes a lawn and patio.

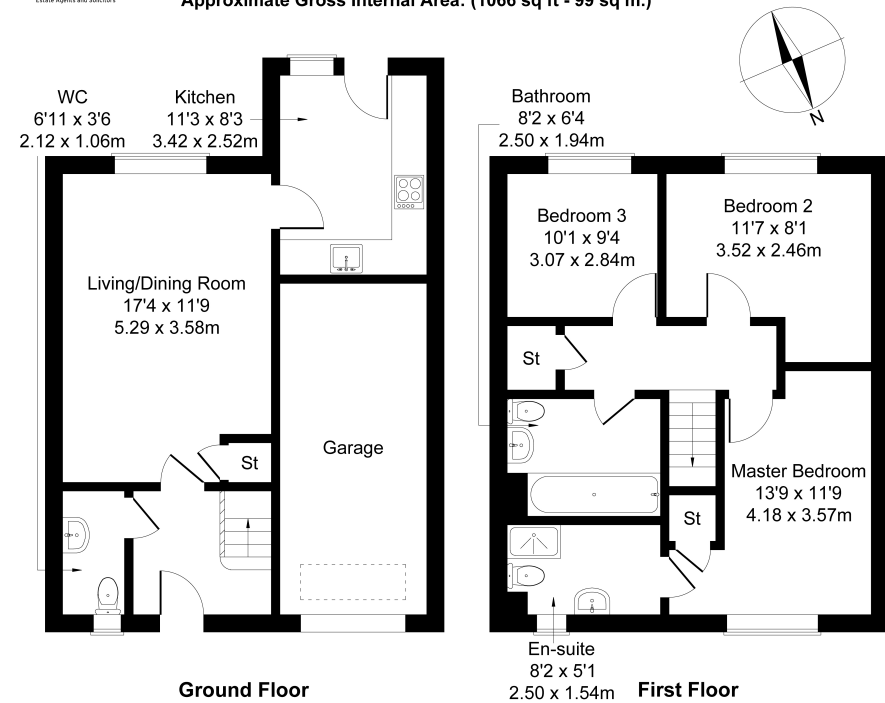
The property opens with a welcoming entrance hall, complete with a convenient WC at the front, before flowing into the spacious living/dining room, which boasts high-quality flooring and a large window that fills the space with natural light. To the rear, the contemporary kitchen continues the stylish flooring and is finished with granite-effect countertops, matching upstands, a tiled-effect splashback, and integrated appliances including an oven with gas hob and canopy, washing machine, and dishwasher, while also offering direct access to the private garden.

Upstairs, the carpeted landing leads to three well-presented bedrooms, each finished in light décor and continuing the soft carpet from the hall. The master bedroom enjoys the benefit of a storage cupboard and an en-suite shower room, while the home is completed by a modern family bathroom with a three-piece suite and a shower over the bath.



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Approximate Gross Internal Area: (1066 sq ft - 99 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Gilmerton is a popular and well-established residential area known for its excellent recreational and leisure amenities. Residents can take advantage of several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. The local shopping hub on Drum Street offers a range of specialist shops, while convenient grocery shopping is available at Iceland, Morrisons and Aldi. For a wider retail experience, Cameron Toll Shopping Centre and

Straiton Retail Park are just a short drive away, offering a wide variety of major retailers. Families are well-served by local schools, including Gilmerton Primary and Gracemount High. The area benefits from frequent public transport along Gilmerton Road, providing swift access to Edinburgh city centre. Additionally, the nearby city bypass ensures easy connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.





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