



## 3 Brosie Wynd, Edinburgh, EH17 8ZB

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

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# Property Description

Beautifully presented, three-bedroom, semi-detached home with gardens, an integrated garage, and a double driveway. Forming part of a modern development, located in the Gilmerton area, south of Edinburgh city centre.

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

Highlights include a fitted kitchen, modern bathroom suites, contemporary flooring, and light, tasteful decor throughout. In addition, there is gas central heating, solar panels, double glazing, and good storage provision, including a loft and a powered garage.

With a double driveway to the front, a good-sized enclosed rear garden features a lawn and a paved patio. This modern residential development provides maintained communal grounds and additional visitor parking spaces.

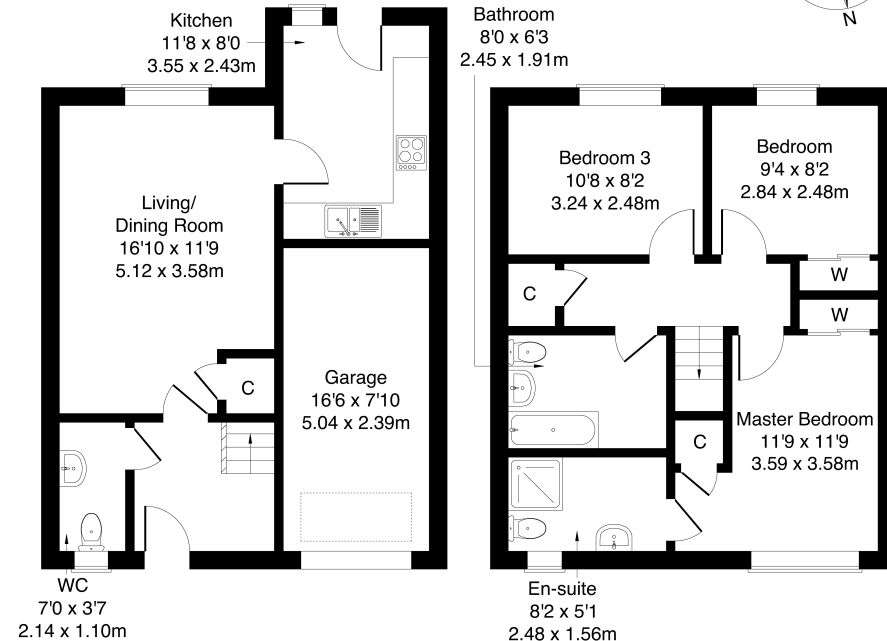
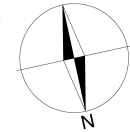
Upon entering, a welcoming reception hall offers cloak storage and access to a convenient ground-floor WC, while modern wood-effect flooring flows seamlessly into the spacious lounge. The bright and airy living/dining room provides generous space for both relaxing and entertaining, complete with a wall-mounted TV point. From here, the stylish kitchen enjoys direct access to the rear garden and is fitted with contemporary units, stone-effect worktops with matching upstands, a sink with drainer, and integrated appliances including an oven and gas hob.

Upstairs, the master bedroom sits to the front of the property and features a built-in mirrored wardrobe, elegant flooring, and a generous en-suite shower room. To the rear, two further versatile bedrooms offer modern flooring, with bedroom two also benefiting from a built-in wardrobe. Completing the accommodation, the fully tiled family bathroom is finished to a high standard, incorporating a rainfall shower over the bath, a unit-mounted hand basin, and a matching wall-mounted storage unit.



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Approximate Gross Internal Area: (1023 sq ft - 95 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 well-established residential area that offers a wide range of recreational and leisure facilities. Residents can enjoy several nearby golf courses, sports centres, public parks, and scenic countryside ideal for walking and cycling. Drum Street provides a variety of specialist shops, while both Lidl and Morrisons supermarkets offer convenient grocery options close by. For more extensive shopping, Cameron Toll Shopping Centre and Straiton Retail Park are easily

accessible, featuring a broad selection of major retailers. Families benefit from proximity to local schools, including Gilmerton Primary School and Gracemount High School. Excellent public transport links run regularly along Gilmerton Road, providing quick and easy access to Edinburgh city centre. The nearby city bypass offers convenient connections to the motorway network and major retail destinations such as Straiton, Fort Kinnaird, and The Gyle.







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