

# 32 Brocken Brigg Parkway

SOUTH GILMERTON, EDINBURGH, EH17 8NT



*McEwan Fraser Legal is delighted to present this four-bedroom house in South Gilmerton*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal is delighted to present this four-bedroom house in South Gilmerton. The property is in walk-in condition and is set within a modern residential development with excellent access to local amenities, schooling, and transport links into Edinburgh city centre.

# THE LIVING ROOM



Inside, the property comprises a spacious living area with excellent natural light and ample room for both lounge and dining furniture, creating a comfortable and versatile family living space.

# THE KITCHEN/DINER

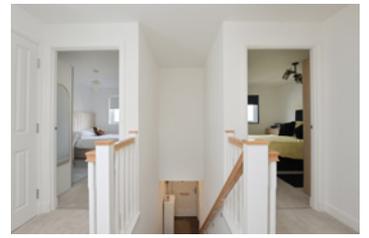


The fully equipped kitchen is spacious and modern, fitted with a gas hob, fan oven, integrated fridge/freezer and dishwasher, offering excellent workspace and storage. Off the kitchen is the utility room, which leads to a convenient ground-floor WC.



# THE UTILITY & WC





There are four bedrooms, which include a generous principal bedroom with a modern en-suite shower room with mains shower, along with three further well-proportioned bedrooms offering flexible accommodation for family living, guests, or home working. A modern family bathroom serves the remaining bedrooms. The attic space is accessed via the hallway with a Ramsay ladder, which is partially floored and provides useful storage.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4

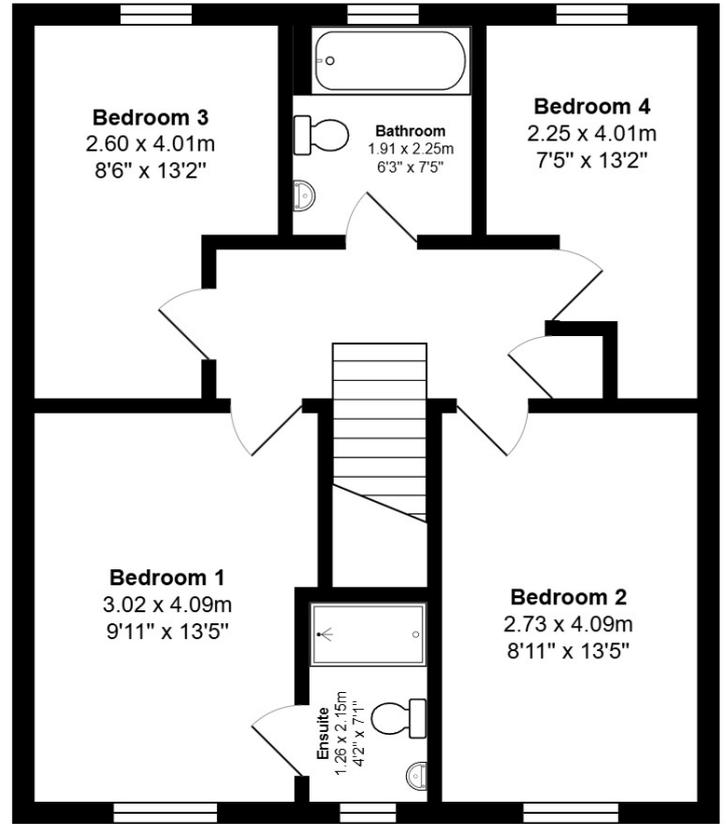
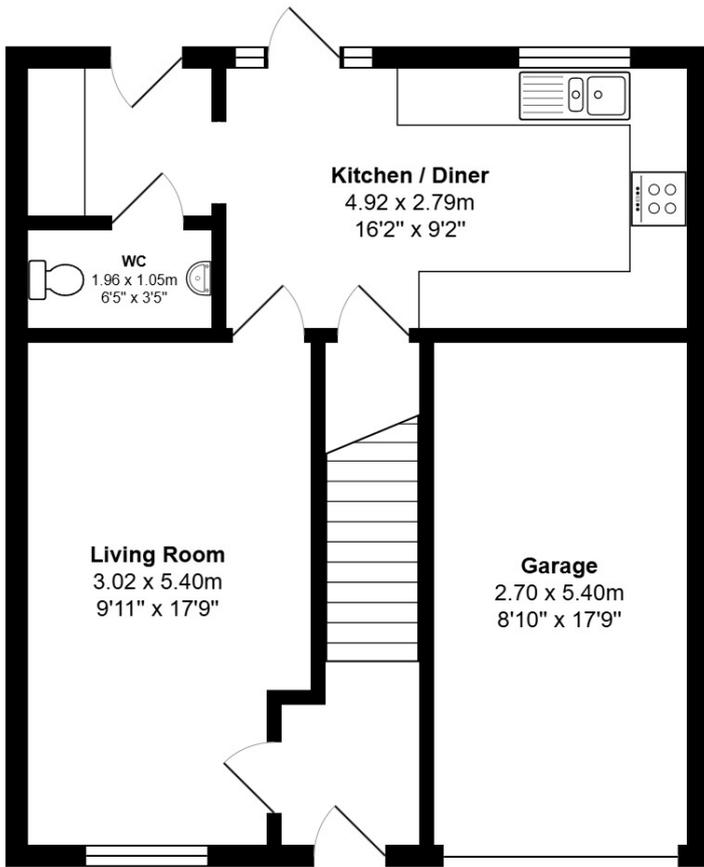


In addition, the property includes a garage housing the boiler, as well as a landscaped rear garden with outdoor power and water supply, making it ideal for outdoor entertaining and maintenance. This is a rare opportunity to acquire a spacious modern house in a popular residential area of South Gilmerton.

# EXTERNALS & VIEW

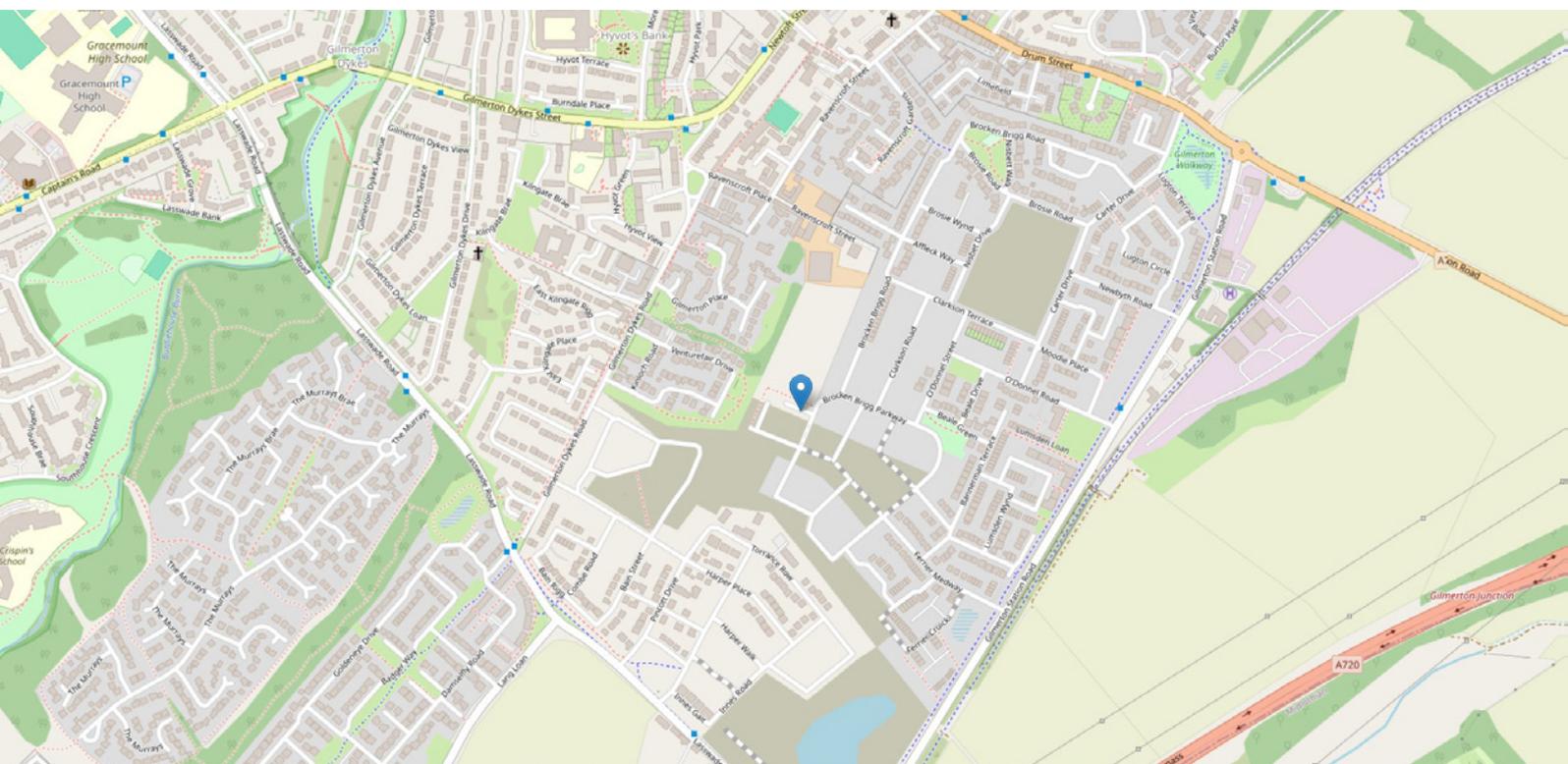


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup> | EPC Rating: B



# THE LOCATION

The property for sale is located in the area of South 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 a few 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](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.