



**4 Brocken Brigg Road, Edinburgh EH17 8GX**  
**Offers over £345,000**



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This pristine detached four-bedroom home in a sought-after Gilmerton development is a perfect example of sophisticated living and high-quality modern luxury. Approached via an immaculately manicured garden bordered by a single-car driveway, the front door welcomes you into an inviting hallway complete with storage and a tasteful neutral décor. From here you move seamlessly through to the thoughtfully designed and spacious living room. Opening out to the rear garden thanks to stylish French doors, the abundance of natural light highlights the contemporary interior. Echoing the warm ambience of the hallway it features a calm colour palette and engineered wood flooring and is perfect for entertaining, dining, and relaxation.

Adjacent lies a stunning kitchen with a rear garden aspect. Equipped with high-spec integrated appliances that include a five-ring gas hob, eye-level double oven, and extractor hood, it also comprises under-lit sleek gloss grey cabinetry and white marble-effect worktops and flooring. Completing the ground floor accommodation is an attractive monochrome WC.









Ascending the carpeted staircase, you reach the four generously sized bedrooms. Beautifully presented, two feature built-in mirrored wardrobes and the principal boasts a luxurious fully tiled en-suite shower room. Offering a great deal of flexibility dependent on needs, one of the bedrooms is currently utilised as a comfortable home office.

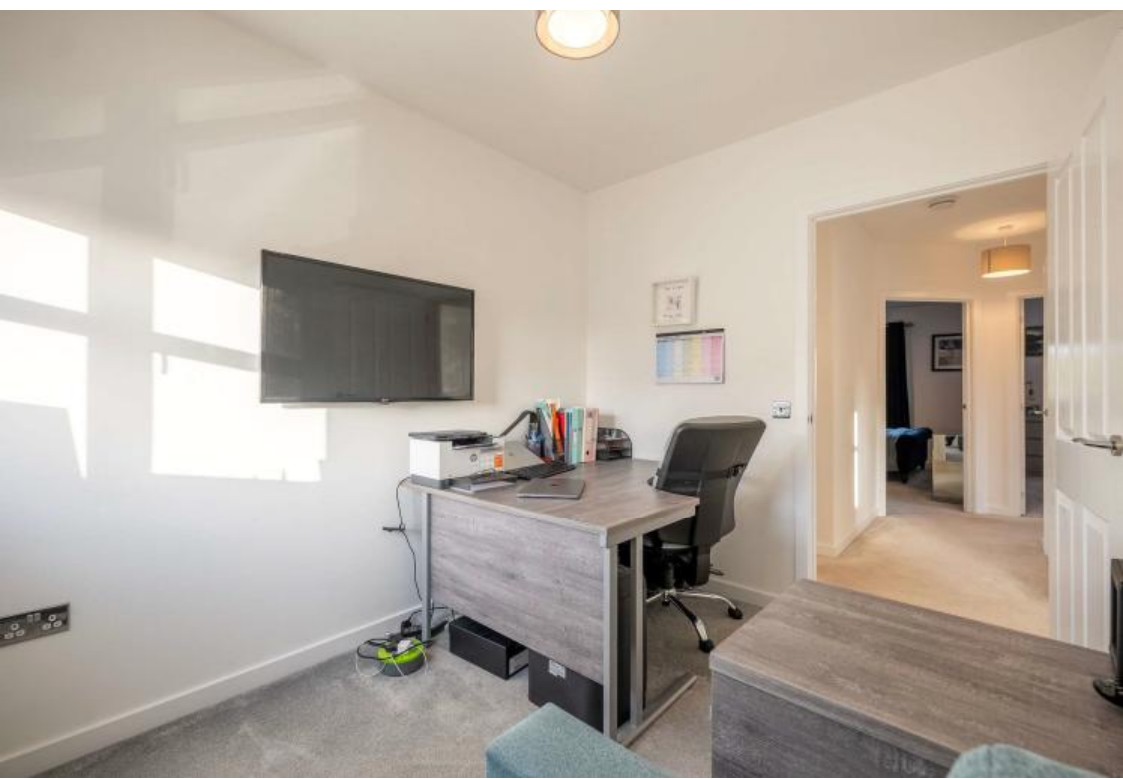
A design-led family bathroom features a well-appointed contemporary suite including a bath with a wall-mounted rainfall shower, all set against large porcelain wall and floor tiles.



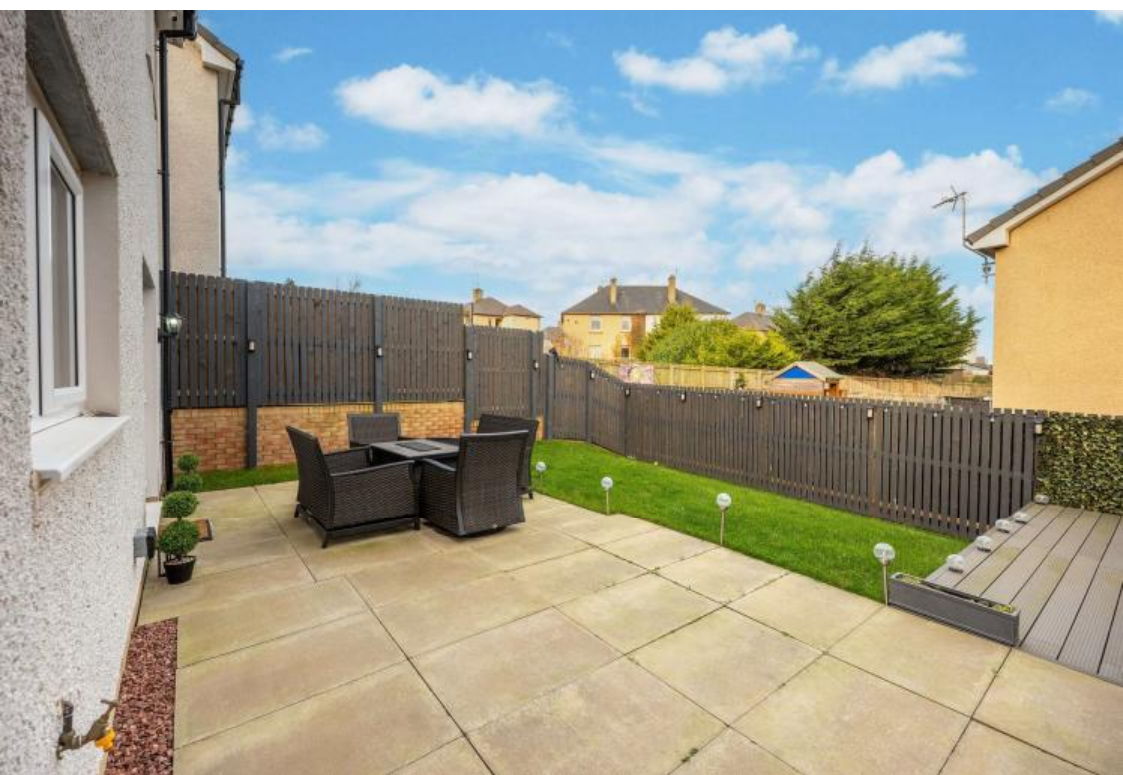
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Returning to the ground floor, the rear garden provides a wonderful oasis, ideal for children, pets, and socialising with friends and family. Whether enjoying morning coffee on the patio or hosting a gathering on the neat lawn and adjacent decking, it is an extension of the property's refined interiors. Completing the accommodation is an integral single-car garage that offers ample storage.



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South of Edinburgh City Centre, Gilmerton is a popular residential neighbourhood. Close to Ferniehill Community Park and Gracemount Leisure Centre with a 25m pool, gym, and fitness classes, the property also enjoys easy access to a variety of renowned golf courses including those at Liberton and Kings Acre Golf Clubs. For even more recreational pursuits, nearby Dalkeith Country Park and Midlothian Snowsports Centre have a wealth of activities, and the newly opened David Lloyd Health Club at Shawfair has tennis courts, swimming pools, a state-of-the-art gym and more. Vibrant Newington, which is only a short drive boasts a wonderful array of bars, restaurants, and independent retailers. For daily shopping, there is a Morrisons on Gilmerton Road and both Cameron Toll Shopping Centre which has a Sainsbury's supermarket and other well-known retailers, and Straiton Retail Park are minutes away. The University of Edinburgh King's Buildings and The Royal Infirmary are within easy reach. There is excellent schooling locally, from primary through to secondary. Superb transport links mean that there is quick access to the city centre, by way of regular bus and rail services, or by car, and the A1 and City Bypass are nearby.

## Get in touch



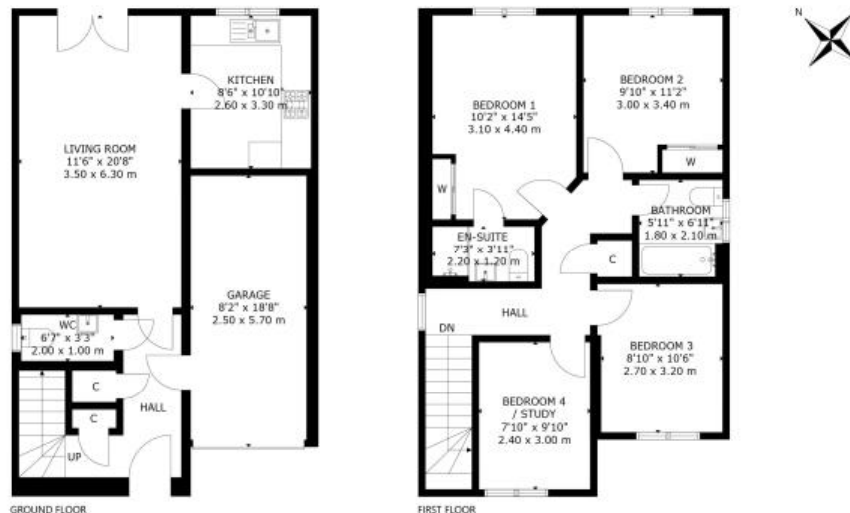
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4 BROCKEN BRIGG ROAD EDINBURGH EH17 8GX  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,125 SQ FT / 104 SQ M  
 GARAGE 153 SQ FT / 14 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.