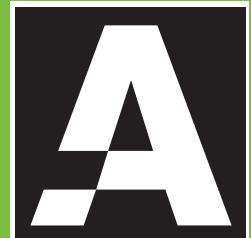




12 Brunstane Crescent
Edinburgh, EH15 2NX



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the refurbished Jewel & Esk College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches.

DESCRIPTION

12 Brunstane Crescent is a delightful and rarely available detached home, situated within a quiet residential cul-de-sac in the highly regarded district of Joppa. The property requires modernisation and redecoration but offers excellent development potential subject to obtaining the necessary consent. The accommodation comprises: entrance vestibule; hallway with two storage cupboards off; front facing bay windowed living room with Press Cupboard; galley style kitchen to the rear, with direct access out on to the enclosed private garden; versatile double bedroom 1 with fire place and shelved recess; double bedroom 2, single bedroom 3 and family bathroom. Externally, the property boasts a multi-car driveway; front garden and rear garden, mostly laid to lawn.

The energy efficiency rating for this property is band E.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

12 Brunstane Crescent, Brunstane, EH15 2NX
Approximate Gross Area
60 sq m / 661 sq ft



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquiries.



229 Portobello High Street,
Edinburgh, EH15 2AN
T: 0131 669 2121
Fraser Falconer - 07825 951348

84 High Street,
Musselburgh, EH21 7BX
T: 0131 665 8080
admin@annan.co.uk

espc zoopla
OnTheMarket
PrimeLocation.com

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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