

COULTERS[©]

52 CHRISTIAN CRESCENT

BRUNSTANE, EDINBURGH, EH15 3AB

 2 BED  1 BATH  2 PUBLIC







TAKE A LOOK INSIDE

This is an engaging, well proportioned mid-terraced house with two good sized double bedrooms and a delightful conservatory to the rear, which overlooks the beautifully well maintained rear garden.

The entrance foyer opens onto a bright living room / dining room, flooded with light from the large front and rear windows. The mantelpiece with electric flame effect fire makes a lovely focal point in the room.

The kitchen is situated off the lounge and has ample wall and base cabinets with worktop space.

KEY FEATURES

-  Well proportioned mid-terraced house.
-  Two generous double bedrooms.
-  Immaculate, beautiful rear garden with shed.
-  Driveway and unrestricted on-street parking.
-  Located in a popular residential area.
-  Close to local shops and Fort Kinnaird Retail Park



The bright conservatory is a wonderful space to enjoy the outlook towards the garden in all seasons. Upstairs there are two spacious double bedrooms and a shower room. All of the windows are double glazed and there is electric heating.

To the front of the property is a driveway with paving, along with a path leading to the front door. The delightful rear garden is west facing, well established, beautifully manicured and split into three distinct areas; with a patio area and two separate lawn areas. There is also a shed at the end of the garden for handy storage of tools.



THE LOCAL AREA

Christian Crescent is a quiet cul-de-sac off Milton Road/Duddingston Crescent. The property is very conveniently located with Portobello High Street nearby, as well as the popular Portobello promenade and beach.

An extensive array of shops, leisure facilities and eateries are available at nearby Fort Kinnaird Retail Park. Recreational amenities nearby include Bannatynes Health Club, Portobello Swim Centre along with Portobello and Duddingston golf courses. It is a short trip out to Queen Margaret University Campus. The A1 is close by providing links to the rest of Edinburgh & the bypass along with a number of bus routes into Edinburgh City Centre and beyond.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items may be available by separate negotiation.

GET IN TOUCH



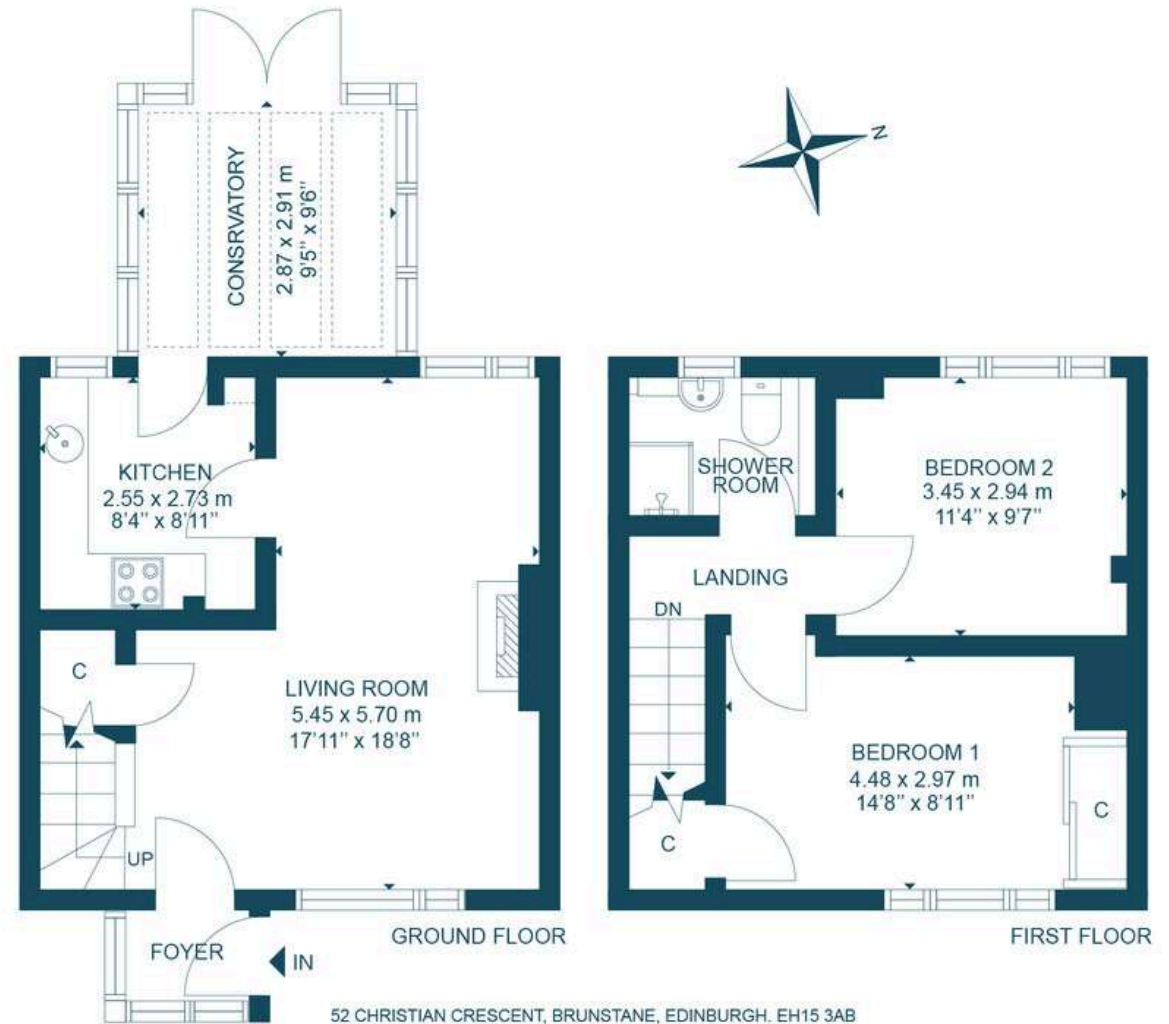
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 797 SQ FT / 74 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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