



**9 Brunstane Road
EDINBURGH, EH15 2EZ**

A

"9 Brunstane Road is a traditional, mid terraced Edwardian villa"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- BOX ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNRESTRICTED ON STREET PARKING





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LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars 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 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 Nurseries, St John's Primary, Duddingston Primary, Portobello High School & Holy Rood High School. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by a Yoga & Pilates centre right on the doorstep, the Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs. Portobello beach is a few minutes walk away.

COUNCIL TAX

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

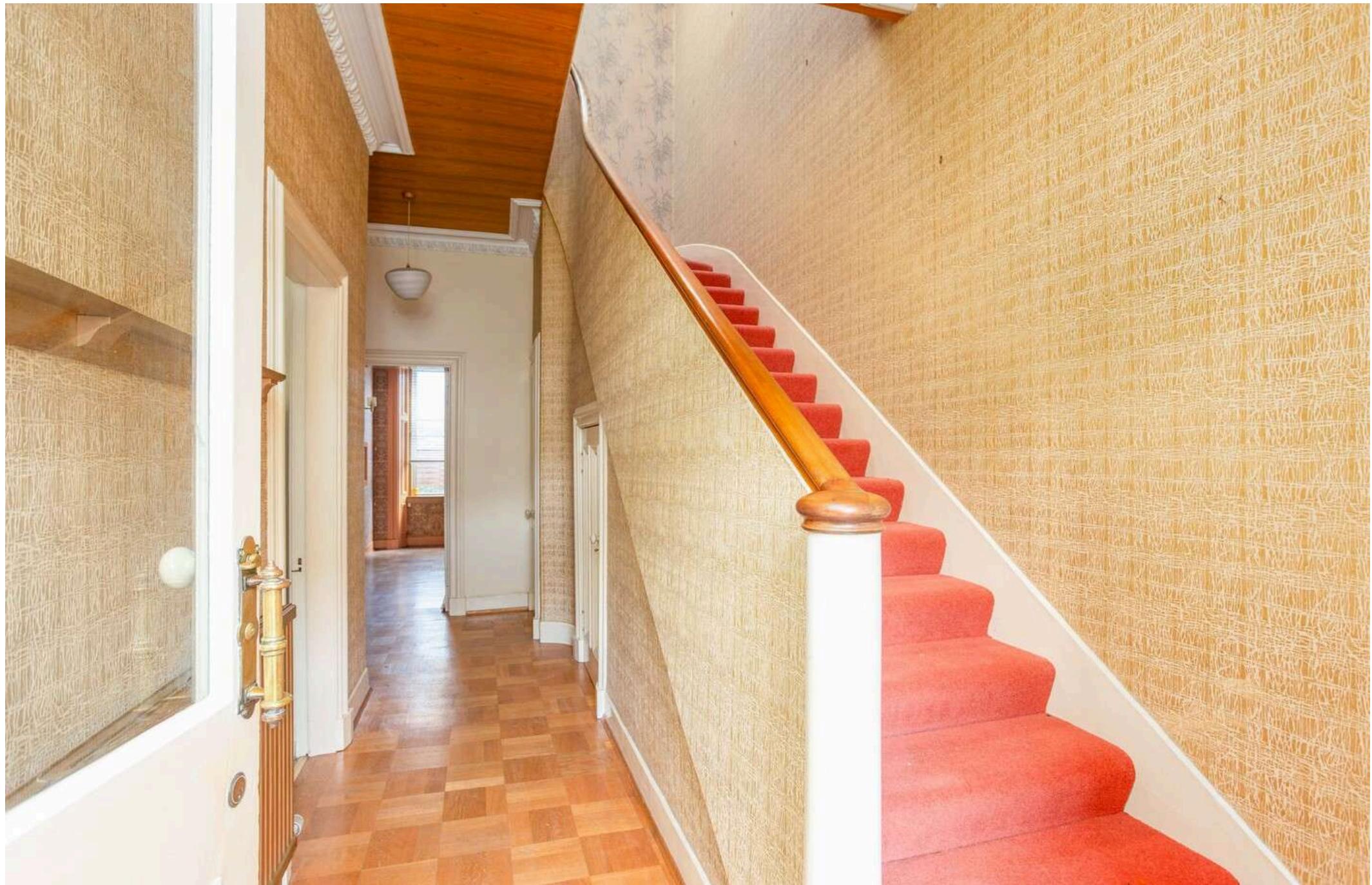


DESCRIPTION

9 Brunstane Road is a traditional, mid terraced Edwardian villa, offering spacious and flexible family accommodation in a prime residential address in Joppa. Brimming with period charm but requiring modernisation throughout, the accommodation comprises: storm doors leading to entrance vestibule; welcoming "L" shaped hall with under stairs cupboard off; front facing bay windowed living room with beautiful, ornate cornicing and 2 press cupboards off; rear facing dining room, suitable for a table of 8; sitting room with box room off; kitchen with large pantry off; carpeted stair to first floor; impressive, bay windowed master bedroom with detailed cornicing and press cupboard off; double bedroom 2; double bedroom 3 to the rear; single bedroom 4 and a family bathroom with sky light. Externally there is an enclosed front garden and low maintenance rear garden. The property further benefits from: gas central heating system; double glazing and unrestricted on street parking.

EPC RATING

The energy efficiency rating for this property is band E





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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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