



24 Gilberstoun Wynd

Brunstane, Edinburgh, EH15 2RR

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Summary

Conveniently located in Brunstane, near thriving amenities and transport links, this two-bedroom mid-terrace house is an excellent residence for anyone seeking close proximity to Portobello and the city centre. The property has on-trend décor throughout, and is certain to appeal to a wide variety of buyers. In addition, it has a southwest-facing rear garden, which is fully enclosed and laid with a patio area and a lawn.

Extras: all fitted floor and window coverings, light fittings, integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Features

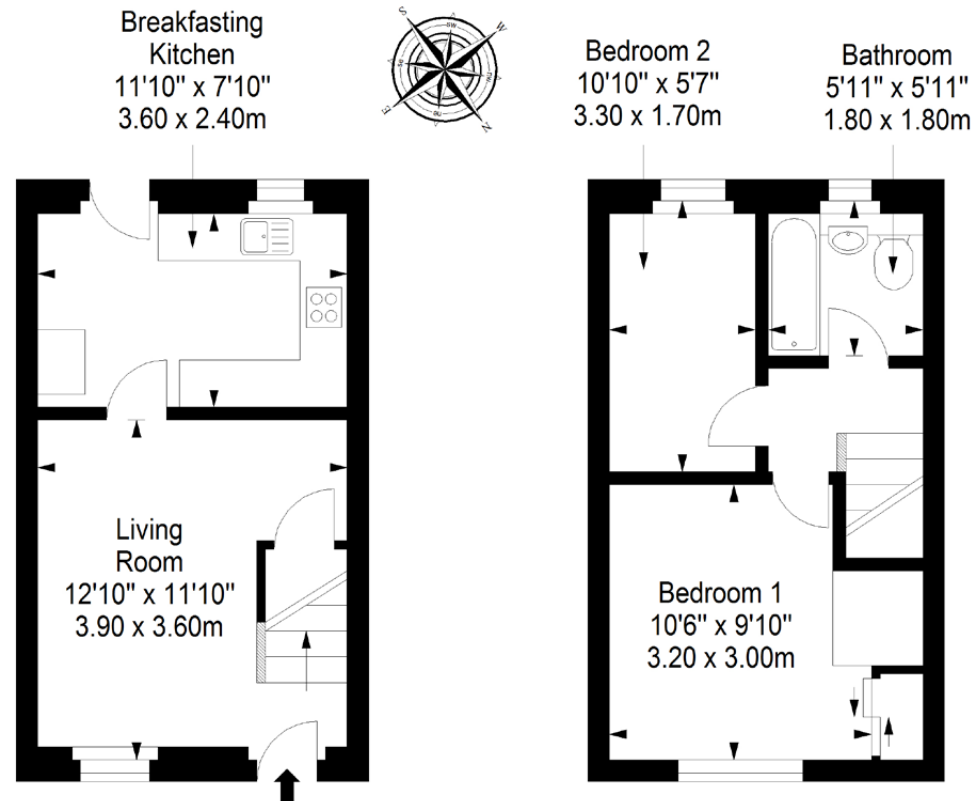
- Well-presented mid-terrace house
- Convenient setting in Brunstane
- Short drive to Portobello Beach
- Attractive interior design throughout
- Welcoming entrance hall
- Living room with under-stair storage
- Breakfasting kitchen with garden access
- Double bedroom with built-in wardrobe
- Versatile single bedroom
- Modern three-piece bathroom
- Private front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan

Ground Floor
Approx. 23.4 sq. metres (251.9 sq. feet)

First Floor
Approx. 23.4 sq. metres (251.9 sq. feet)



Total area: approx. 46.8 sq. metres (503.8 sq. feet)

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DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

