



boyd property

54 Gilberstoun Brig
EDINBURGH | EH15 2RP

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Description

Boyd Property are delighted to present to the market this charming, well presented two-bedroom terraced house situated in a quiet cul-de-sac forming part of an exclusive and highly sought after residential development. The accommodation, which is offered in move-in condition, briefly comprises: a welcoming entrance hall; living room with dedicated spaces for relaxing and understairs alcove which offers a great work from home space and there is a modern fitted dining kitchen with integrated oven, hob and free-standing fridge, freezer and washing machine. A carpeted staircase leads to the upper landing which gives access to two bedrooms, both the fitted wardrobes and there is a contemporary shower room with white suite and large shower enclosure with glass screen and an electric shower. The property benefits from gas central heating; double glazing; a gravelled front garden with path, a fully enclosed low-maintenance rear garden, private residents parking to the front, with one allocated parking space and additional visitor spaces. This property will make a superb home and viewing is highly recommended to fully appreciate what this lovely property has to offer.

Location

Brunstane is an extremely popular residential area located to the east of the City Centre and is readily accessible via regular bus services or about 8 minutes by train from Brunstane Station to Edinburgh Waverley. The local area offers a wealth of shopping, leisure and educational facilities, all within walking distance. The Fort Kinnaird plays host to many retail and restaurant names and there is a 24-hour Asda at the Jewel. There is a multiscreen cinema at Fort Kinnaird and a Bannatyne's Health and Fitness Club at Newcraighall. The nearby King's Manor Hotel also has a Health and Fitness Club and there are several local access points to the city's cycle path network. Leisure and recreational facilities are also provided for on the promenade at Portobello. The property is conveniently placed for linking to the City Bypass which in turn gives good access to the A1, Edinburgh Airport and the motorway network. There is a full range of educational facilities from primary through to Queen Margaret University all within the immediate vicinity.

Extras

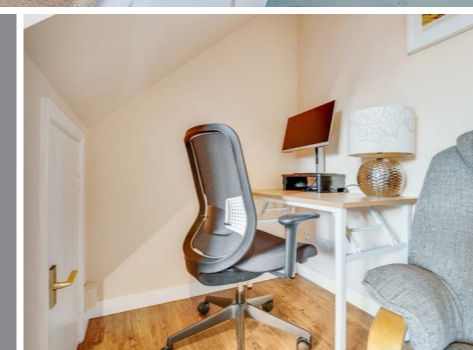
All fitted floor coverings and window blinds, the integrated oven and hob, all free-standing white goods in the kitchen (Fridge, Freezer and Washing Machine) together with the garden shed are all to be included in the sale. It should be noted that other items of furniture are available by separate negotiation.

Price & Viewing

For price and viewing information contact Agents.



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Features

- Entrance hall
- Living Room
- Dining kitchen
- Upper landing
- 2 Bedrooms
- 1 Shower room
- Good storage facilities
- Double glazing
- Gas central heating
- Private gardens to front and rear
- Allocated parking space
- Unrestricted residents & visitors parking

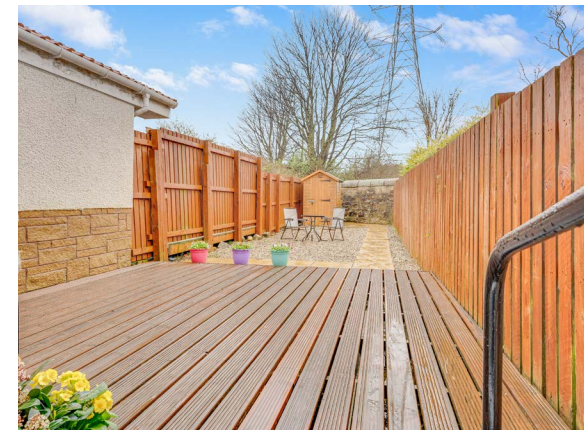




Ground Floor First Floor
 Approx. Gross Internal Floor Area 516 Sq ft / 47.9 Sq m

VistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
 VistaBee 2024



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.