

**7 Brand Gardens**  
Edinburgh, EH15 3AJ



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 Edinburgh 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. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

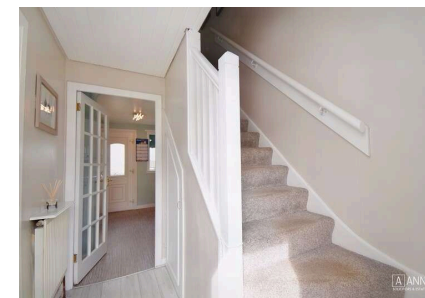
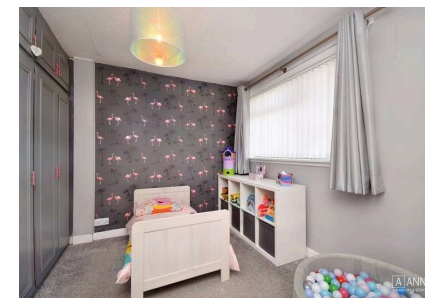
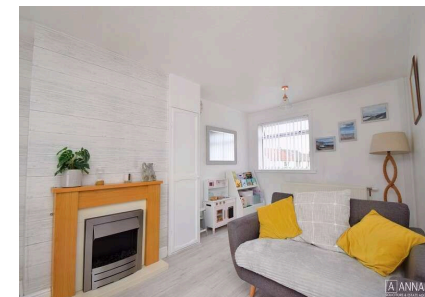
## DESCRIPTION

7 Brand Gardens is a delightful 2 bedroom terraced house in the popular area of Brunstane. The accommodation comprises: hallway with cupboard under the stairs; bright and spacious living room with windows to the front & rear of the room offering an abundance of natural light; a good sized kitchen with modern wall and base units with door leading to the well maintained rear garden; carpeted staircase leads to the upper level to two good sized double bedrooms both with built-in storage and a family bathroom with shower over bath and heated towel rail.

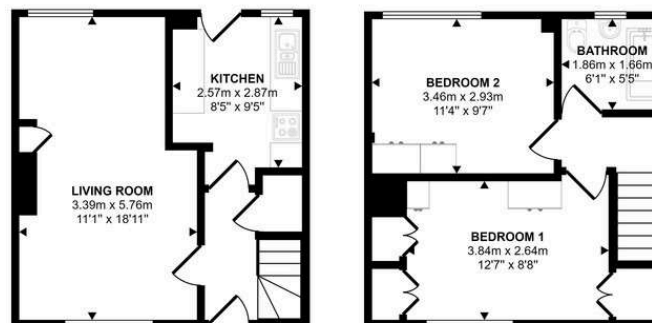
Further benefits include gas central heating, double glazing, easily maintained front garden, large rear garden mainly laid to lawn and bordered with mature plants, on street parking, good local amenities and excellent transport links.

The energy efficiency rating for this property is band C

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



Approx Gross Internal Area  
63 sq m / 675 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



266-268 Portobello High Street,  
 Edinburgh, EH15 2AT  
 T: 0131 669 2121  
 Fraser Falconer - 07825 951348  
 admin@annan.co.uk



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