



**31 Gilberstoun Wynd, Brunstane,  
Edinburgh, EH15 2RR**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## ATTRACTIVE

### TWO BED SEMI-DETACHED HOUSE



Extremely attractive, two-bedroom, semi-detached house, situated in an established residential development in the popular Brunstane district, close to excellent local amenities, Portobello, Fort Kinnaird Retail Park. The property has been very nicely decorated throughout and is in walk-in condition, ideal for those looking for their first house or downsizing to a smaller property. The accommodation consists of a bright and airy lounge with windows to the front of the property, a very nice, dining kitchen, with a good range of modern fitted units and appliances, plenty of space for a dining table and chairs and access to the garden. On the upper floor there are two double bedrooms, one which has a fitted wardrobe, a storage cupboard and a boiler cupboard, and a family bathroom. The garden has been well designed to take advantage of sunny weather with two patio areas, an area of artificial grass and side access. There is also access to the sun room, idea for an extra living space or home office. There is also a garage, driveway and front garden.

- Hall
- Lounge
- Dining kitchen
- Two double bedrooms
- Family bathroom
- Attic
- Sun room
- Gas central heating
- Double glazing
- Garage
- Driveway
- Garden





## BRUNSTANE

Brunstane is a suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including an Asda supermarket and Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello and Musselburgh. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Jewel and Esk Valley College catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.



### Extras

All fitted carpets, floor coverings, blinds, light fittings, double oven, hob, dishwasher, fridge freezer and second fridge freezer situated in the garage are included in the sale (no warranties given). The double bedframe is available if required.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

D

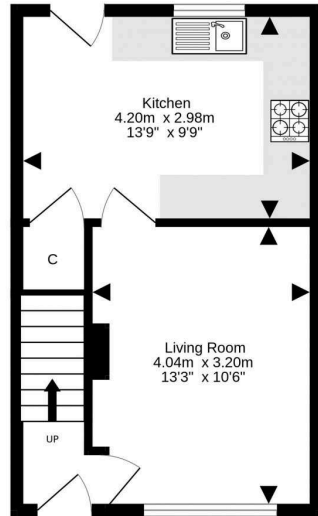
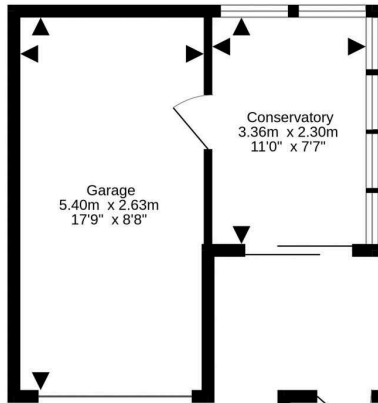
### Home Report Valuation

£255,000

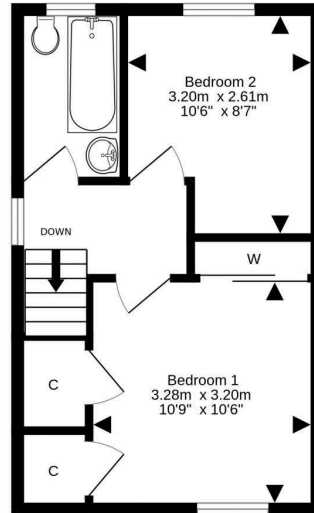
### EPC Rating

C





Ground Floor  
51.8 sq.m. (557 sq.ft.) approx.



1st Floor  
29.5 sq.m. (317 sq.ft.) approx.

TOTAL FLOOR AREA: 81.2 sq.m. (874 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.