

# 14 Brunstane Crescent, Brunstane Edinburgh, EH15 2nx

OFFERS OVER £105,000



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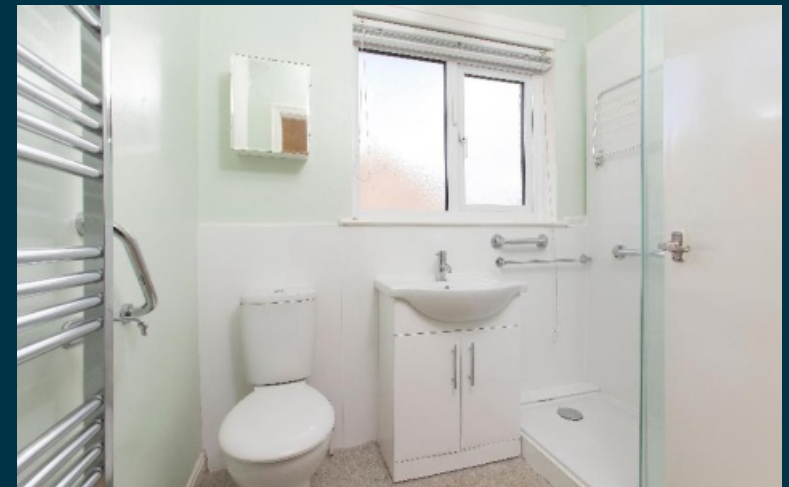


- Semi-detached villa in need of structural works (not currently suitable for mortgage purposes)
- L-shaped living/dining room and rear sun porch
- Fitted kitchen with appliances
- 3 bedrooms and modern shower room
- Gas central heating and double glazing
- Enclosed garden with driveway and integral garage
- Quiet setting near Joppa and only 3 miles from City Centre
- EPC

### Description

This spacious brick-built 1930's semi-detached villa (97sqm) is currently only suitable as a cash buy at this stage but on completion of the foundation stability is expected to be worth around £300,000. It is believed that many years ago there was a large escape of water from the drains to the rear of the property which caused the reduction of the soil's load bearing capacity (the adjacent detached villa was also similarly affected but was repaired under insurance in 2012). As a result, number 14 suffered part subsidence and distortion on the western gable which requires remedial works. A qualified structural engineer has proposed a solution to rectify the problem by means of minor demolition, a specialist resin injection underpinning technique, wall restraint straps (structural ties) and Soil Stabilisation Measures. The estimated budget for the project has been costed by a Building Surveyor over £100,000.

There is a south-facing living/dining room with wide patio doors, rear sun porch/room extension and a fitted kitchen on the ground floor. Two double bedrooms, the single bedroom and a modern shower room (previously a bathroom) are found upstairs. There is a large loft offering additional storage space. A burglar alarm system is installed.







### Central Heating and Double Glazing

Gas central heating is complemented by Everest double glazed replacement windows.

### Garden and Garage

The property has an enclosed garden to front with a gated paviour driveway leading to the integral single garage (electronic door). The south-facing rear garden is very sunny and designed for ease of maintenance. A large communal playing area beyond the rear boundary is available for use.

### Location

The property forms part of a small almost 'hideaway' residential development comprising a pleasant mixture of only 44 houses and bungalows. It is set back from London Road (A1) and is only minutes away from Brunstane Rail Station. This is a popular district allows very ready access to major stores at The Jewel and Fort Kinnaird. For commuters, Princes Street is merely 5 miles away and an excellent bus service operates.

### Extras

The fitted carpets, curtains, oven, hob and blinds are included in the sale price.

### Valuation

The property has been valued at £110,000 due to the requirement for repairs and the Home Report is available via the ESPC web site. The property is not suitable for mortgage purposed in its current condition.

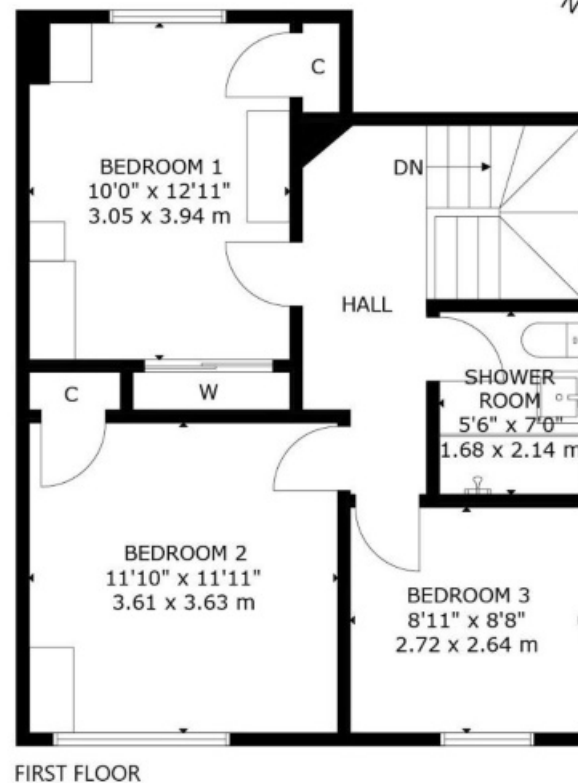
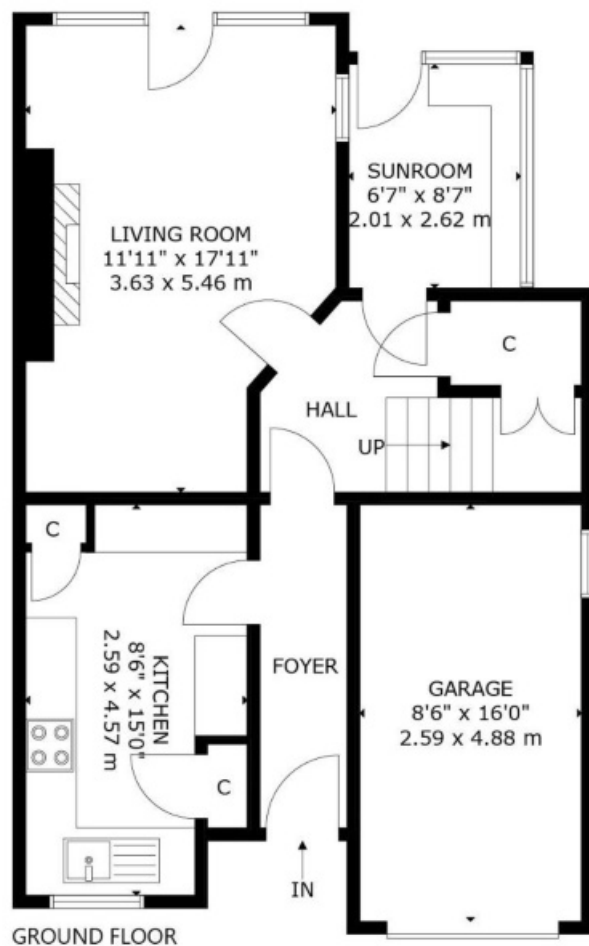
### Council Tax and EPC

It lies in Council Tax band E and has an D rated Energy performance certificate.

### Viewing

Telephone Agents 0131 229 3399 (075958 20611 out with office hours).





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