



**38 Brunstane Road
Joppa, Edinburgh, EH15 2QR**

A

"38 Brunstane Road is an immaculately presented, traditional three bedroom end-terraced house"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





38 Brunstane Road, Joppa, Edinburgh, EH15 2QR





LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office, Bank of Scotland and a selection of 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 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 Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, Puregym, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F,



DESCRIPTION

38 Brunstane Road is an immaculately presented and generously proportioned, traditional three bedroom end-terraced house, situated in the highly desirable Joppa area of Edinburgh. The property offers a desirable plot and has planning permission granted for single storey extension to the rear.

The accommodation, which is tastefully decorated throughout, comprises: entrance vestibule; welcoming hallway with storage; bright and spacious living room with large bay window, cornicing, Edinburgh Press and feature fireplace; dining room with feature decorative fireplace and Edinburgh Press; stylish kitchen with quality base mounted units in a beautiful contemporary design, fitted with a range of modern appliances and access to rear garden; carpeted stairway with skylight allowing natural daylight to flood in; on the mezzanine level there is a family bathroom with storage and the bedrooms are on the first floor; double bedroom one with bay window and built in wardrobes; double bedroom two with built in wardrobes and bedroom three.

Further benefits include gas central heating, double glazing, easily maintained front garden with driveway and secure gate to the side leading to the expansive rear garden mainly laid to lawn and surrounded by shrubs and bushes.

EPC RATING

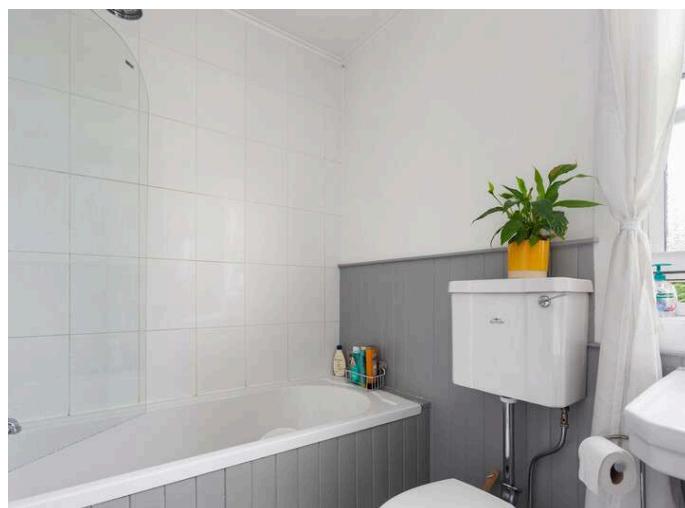
The energy efficiency rating for this property is band D





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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 119.3 m² ... 1284 ft²

All measurements are approximate and for display purposes only

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