



35 Brunstane Road South
Brunstane, Edinburgh, EH15 2NQ



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Brunstane Road South

Beautifully presented End Terraced Villa forming part of this handsome stone-built steading conversion in a quiet position in this popular and mature residential district to the east of the City Centre.

- Two bedroomed end of terrace
- Gas central heating
- Private garden and residents parking
- Flexible accommodation
- Lounge
- Kitchen with breakfast bar
- Two double bedrooms
- Cloakroom W.C.
- Bathroom with shower
- Floored and lined attic space



Home Report: £350,000

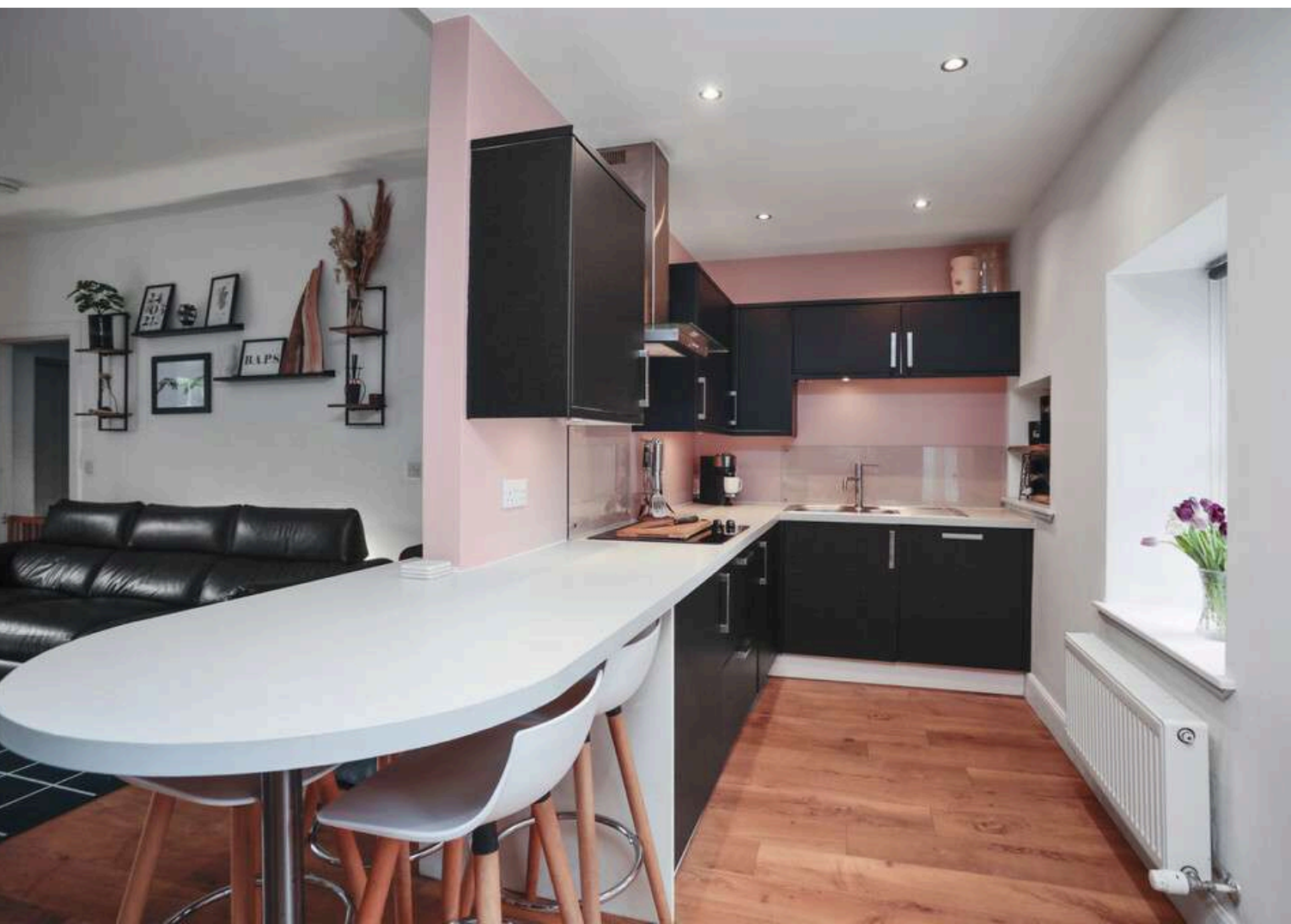
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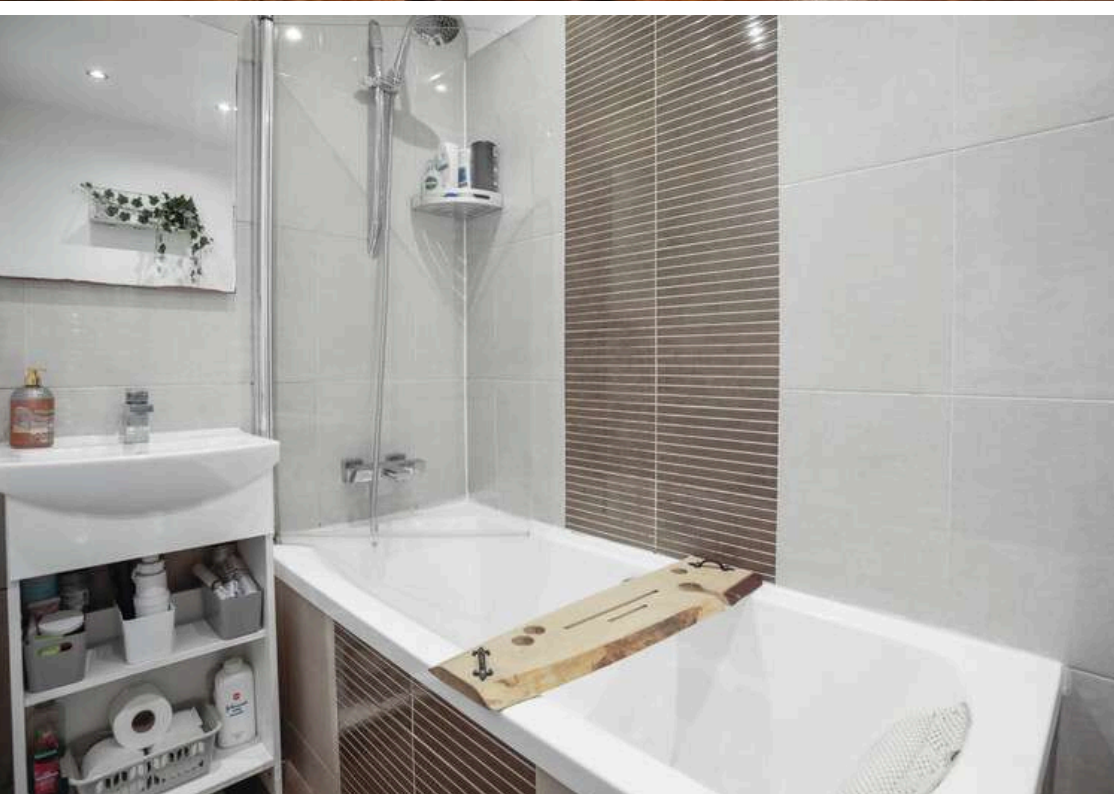
The property has been meticulously maintained and tastefully upgraded by its present owners and boasts flexible accommodation of considerable character and style comprising entrance hall, lounge with wood burning stove and glazed double doors to the sunny enclosed private garden, open plan quality fitted kitchen area with integrated appliances & breakfast bar, cloakroom/WC, two double bedrooms and bathroom with shower.

There is an area of enclosed private garden ground which enjoys a flood of natural light and a good measure of privacy and seclusion, with private residents car parking adjacent. The floored and lined attic offers a useful additional volume of storage space.

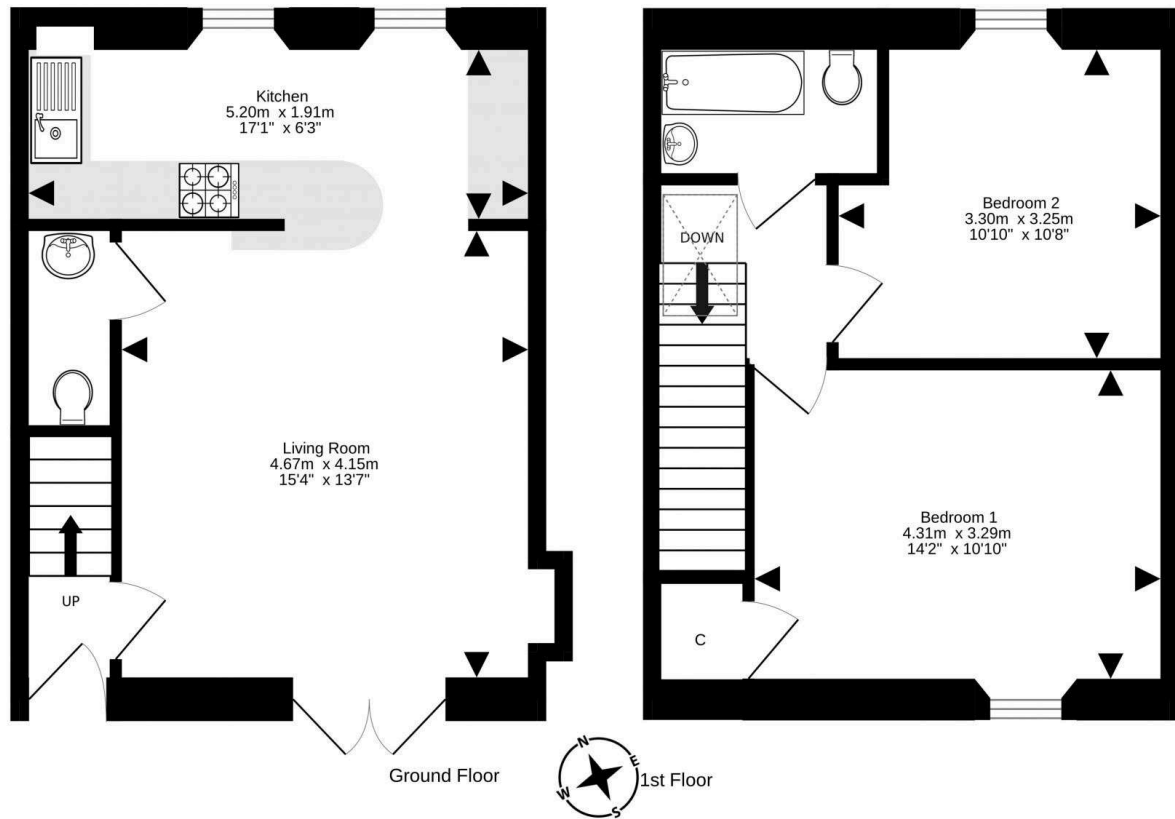
It is anticipated that this home will prove to be of particular interest to a variety of buyers and early viewing is highly recommended to fully appreciate what is on offer.

Extras - to include the integrated white goods (fridge/freezer, oven, hob, microwave, washing machine and dishwasher) curtains, blinds, wardrobe in bedroom 2 and garden shed.





On the eastern edge of Edinburgh, the residential suburb of Brunstane is an attractive choice for families and professionals looking for a tranquil, semirural lifestyle within easy reach of the city centre. Owing to its idyllic setting, surrounded by mature woodland and fields, residents of Brunstane can enjoy a wonderful outdoor lifestyle: from long walks and cycles along country lanes, to summer days harvesting fruit at Donkeyfield Community Orchard. Brunstane is served by fantastic local amenities, particularly in neighbouring Portobello, which is just a five-minute drive away. The seaside town's bustling main street provides a traditional shopping experience, with a wide selection of independent shops and high-street stores, as well as various cafes, pubs, restaurants and takeaways. Brunstane is also ideally placed for a 24-hour ASDA supercentre at The Jewel, as well as extensive retail shopping and leisure facilities at nearby Fort Kinnaird Retail Park. Brunstane is within the catchment area for excellent schooling at primary and secondary level and has Edinburgh College's Milton Road campus on the doorstep. Situated just five miles east of the city centre, Brunstane enjoys fantastic road and rail links into the capital and beyond. Brunstane station is the northernmost stop on the Borders Railway Line and offers services between Edinburgh Waverley and Tweedbank. Brunstane is also just minutes' drive from the A1, allowing swift access to Edinburgh City Bypass, Edinburgh Airport and major road networks.



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. Made with Metropix ©2024



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