

**1 Gilberstoun Wynd
Edinburgh EH15 2RR**

Offers Over £275,000

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Two double bedrooms and a single room
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Private back garden
- Driveway and on-street parking for two cars

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



1



3



1



EPC C



Semi-detached Villa

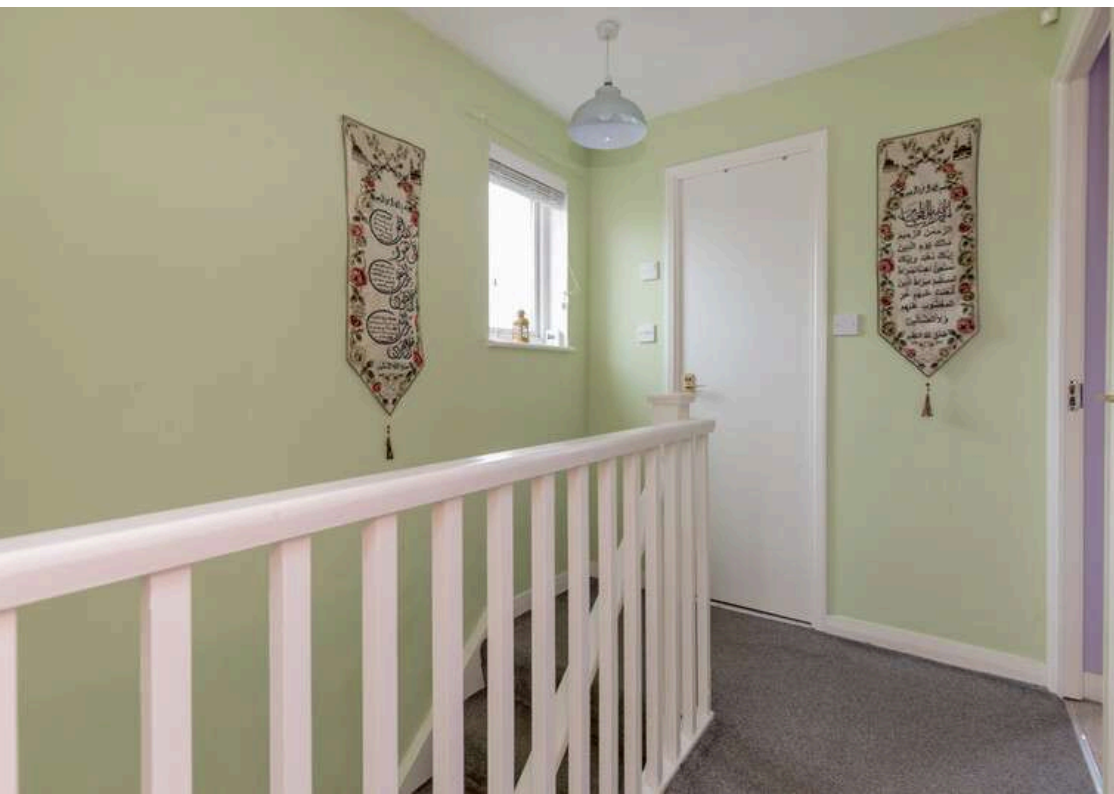
Blair Cadell is delighted to present this charming semi-detached home in the heart of Brunstane. Boasting three bedrooms and expansive front and rear gardens, this property is an ideal family home and a must-see.

The accommodation features a spacious bay window living/dining room, bathed in natural light from large windows at both ends, creating an inviting space perfect for hosting friends and family. The galley kitchen is well-equipped with a range of floor and wall-mounted units, an electric hob and oven, and includes white goods as part of the sale. The home offers two double bedrooms with fitted wardrobes and a single bedroom that can also serve as a perfect home office, complete with built-in storage. The family bathroom is fitted with a three-piece suite and a mains shower over the bath. Additional benefits include gas central heating and double glazing throughout, ensuring maximum efficiency. The private back garden is laid to lawn, and there is off-street parking via a private driveway as well as on-street parking for two cars. *No warranties given for appliances.*

Gilberstoun Wynd, located in East Edinburgh, is easily accessible via frequent bus and rail services. The area boasts excellent local primary and secondary schools, with Queen Margaret University also nearby. A range of shopping facilities is available, including a Tesco superstore and various specialist shops. Fort Kinnaird and Asda Jewel are just a short drive away, offering a wide variety of retail outlets and supermarkets, including Marks and Spencer. Recreational facilities in the area include excellent golf clubs, a sports centre, the famous local race track hosting a variety of events throughout the year, and the cinema complex at The Fort.

Viewing by appointment on 0131 337 1800

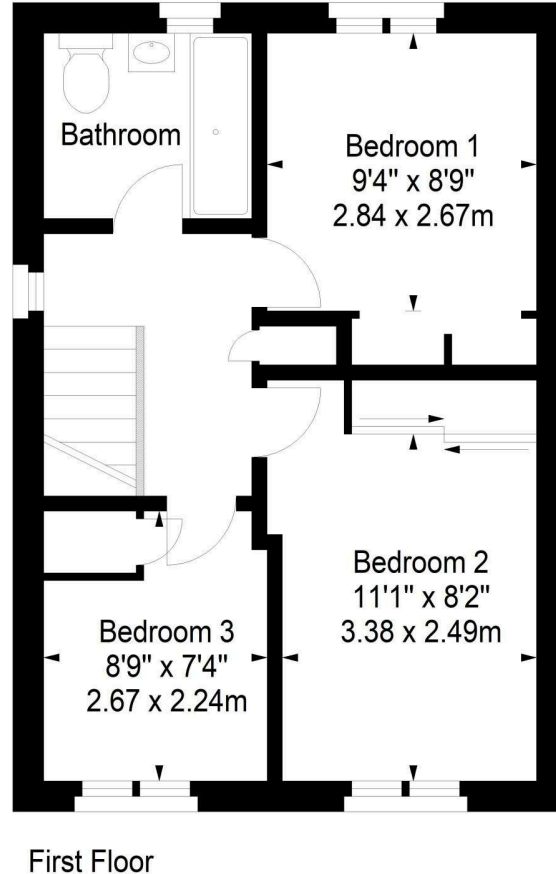
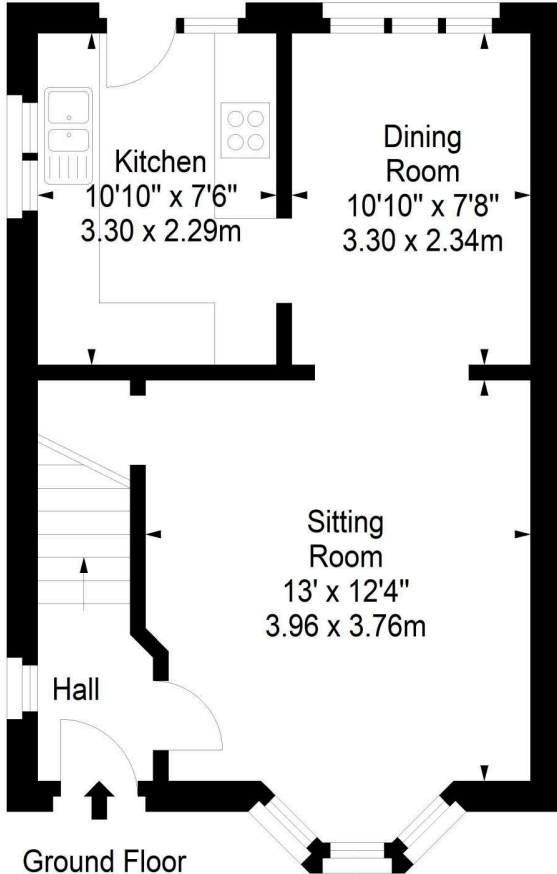
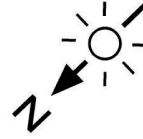




Gilbertstoun Wynd, Edinburgh, EH15 2RR



Approx. Gross Internal Area
785 Sq Ft - 72.93 Sq M
For identification only. Not to scale.
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