

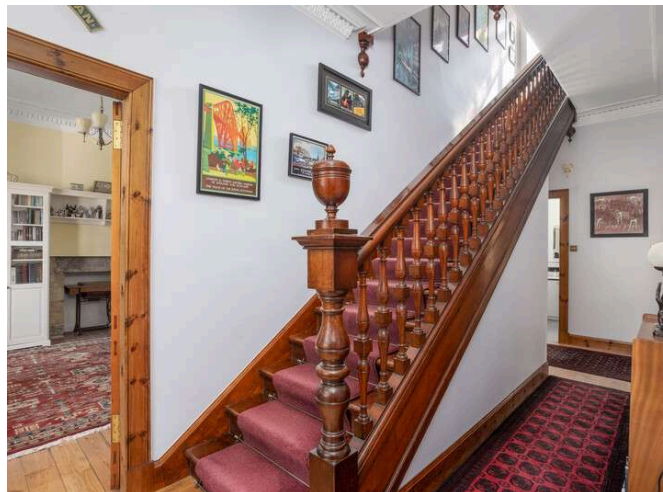


67 Brunstane Road
Edinburgh, EH15 2QS

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"67 Brunstane Road, 'Irene Park', is a stunning traditional Victorian end terraced house with beautifully manicured front & rear gardens"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- HOME OFFICE / BEDROOM 3
- SHOWER ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 4 (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY
- DOUBLE GARAGE / WORKSHOP
- DIRECT ACCESS TO QUARRY PARK
- BEAUTIFUL OPEN VIEWS
- PERIOD FEATURES









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, E, please check with the local authority.

DESCRIPTION

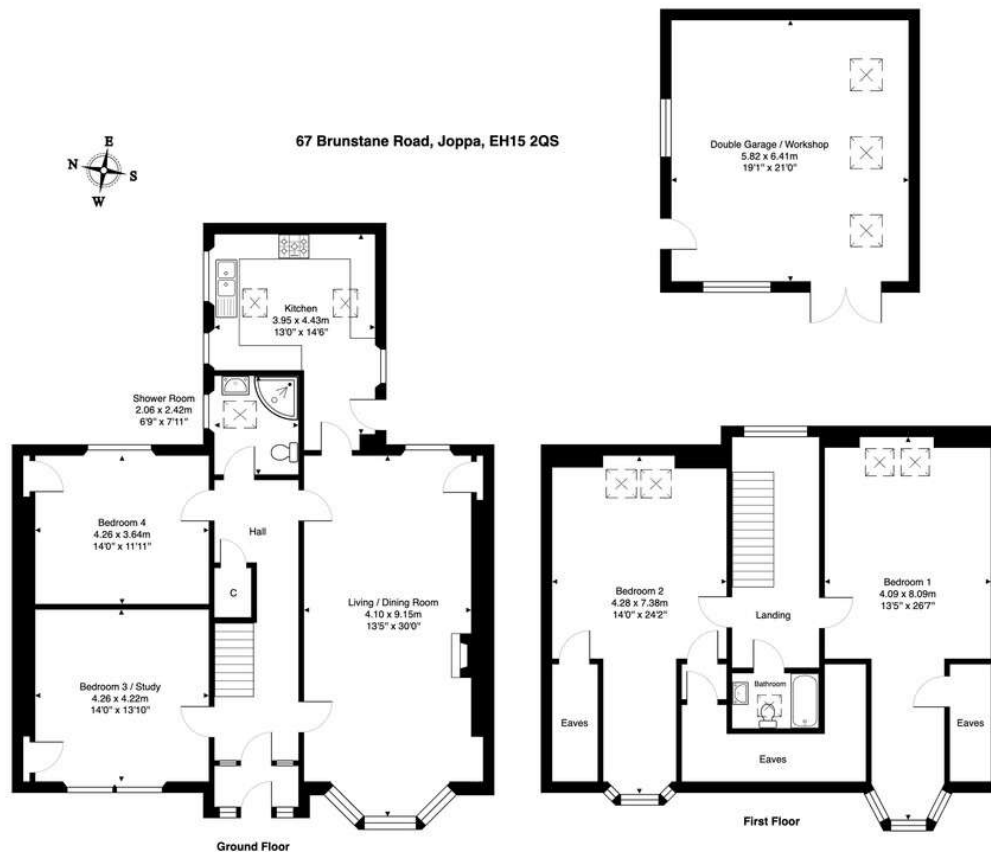
67 Brunstane Road, 'Irene Park', is a stunning, traditional Victorian end-terraced house featuring period details, beautifully manicured gardens, and unique direct access to the popular Joppa Quarry Park. According to maps from the National Library of Scotland, the property was detached until the construction of the terraced houses around 1910. The accommodation, which is in immaculate condition, comprises: welcoming entrance vestibule; impressive hallway with ornate cornicing; generously proportioned dual aspect living / dining room with bay window, feature wood burning stove and ornate cornicing; bright and spacious dual aspect fitted kitchen with integrated appliances, range cooker, electric floor heating, an abundance of base and wall mounted units, two Velux windows and access to side/rear garden; front facing home office / double bedroom 3; rear facing double bedroom 4 with Edinburgh Press; contemporary shower room with mains operated showering and Velux window; stair to upper landing with large window offering beautiful sea views and overlooking Joppa Quarry Park; expansive double bedrooms 1 & 2 with dual aspect windows allowing natural daylight to flood in; bathroom with Velux window. Further benefits include: gas central heating; double glazing; original and reproduction ceiling roses throughout; attractive landscaped front garden with mature shrubs; driveway with space for multiple vehicles, leading to double garage which is currently utilised as a workshop; stunning and tranquil enclosed rear garden laid to lawn with mature shrubs, patio area and gate leading to the scenic Joppa Quarry Park.

The energy efficiency rating for this property is band D





Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property. We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Total Area: 205.4 m² ... 2211 ft² (excluding double garage / workshop)

All measurements are approximate and for display purposes only.

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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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