



117 Gilberstoun
Edinburgh, EH15 2RA



"117 Gilberstoun is a bright and spacious three bedroom detached house situated in the popular Brunstane area"

- ENTRANCE HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- UTILITY ROOM
- WC
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ATTIC STORAGE
- FRONT & REAR GARDENS
- INTEGRAL GARAGE & DRIVEWAY
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and 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, which is within a short walking distance, 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 refurbished Jewel & Esk College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.

DESCRIPTION

117 Gilberstoun is a bright and spacious three bedroom detached house, quietly positioned in a residential development situated in the popular Brunstane area.

Offering excellent family accommodation, the property comprises: entrance hall with under stair cupboard and WC; well proportioned living room with boxed bay window, leading through to dining area with sliding patio door to private rear garden; well-equipped kitchen with integrated appliances and space for table and chairs; utility room with access to rear garden and integral garage; carpeted stair to upper landing with airing cupboard and cupboard off; generously sized double bedroom 1 with built-in mirrored wardrobe; rear facing double bedroom 2 with built-in mirrored wardrobe; single bedroom 3 / home office and shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; attic space providing additional storage; front garden with driveway and side access to well manicured enclosed rear garden, laid to lawn with patio area; integral storage with storage hatch; unrestricted on street parking; great local amenities and transport links. Potential to extend the floorpan subject to local planning permission and building warrant.

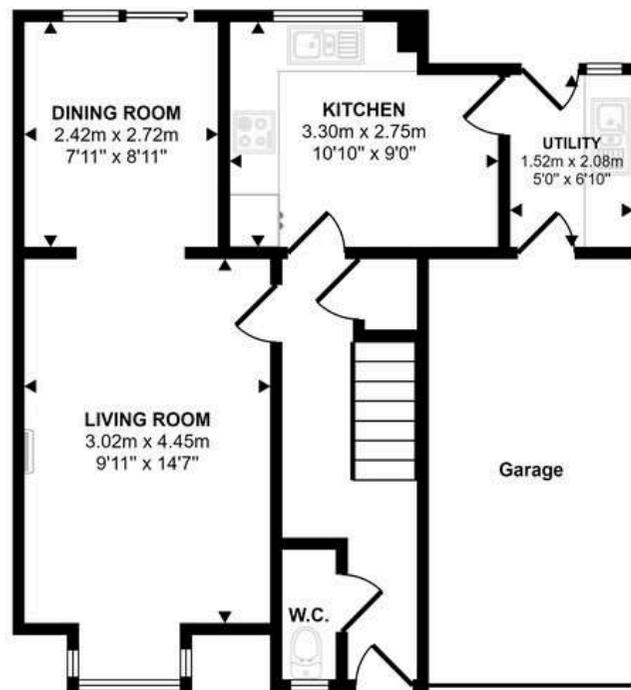
EPC RATING

The energy efficiency rating for this property is band C

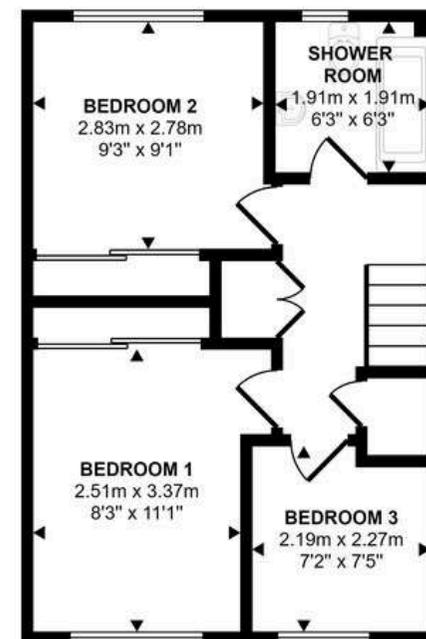
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Approx Gross Internal Area
 94 sq m / 1008 sq ft



Ground Floor
 Approx 57 sq m / 617 sq ft



First Floor
 Approx 36 sq m / 391 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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