



11 Brunstane Gardens
EDINBURGH, EH15 2QW



"11 Brunstane Gardens is a spacious four-bedroom end-terrace traditional villa, located in a quiet cul-de-sac"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- LIVING/DINING ROOM
- KITCHEN
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY









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. Historic

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 Edinburgh 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.



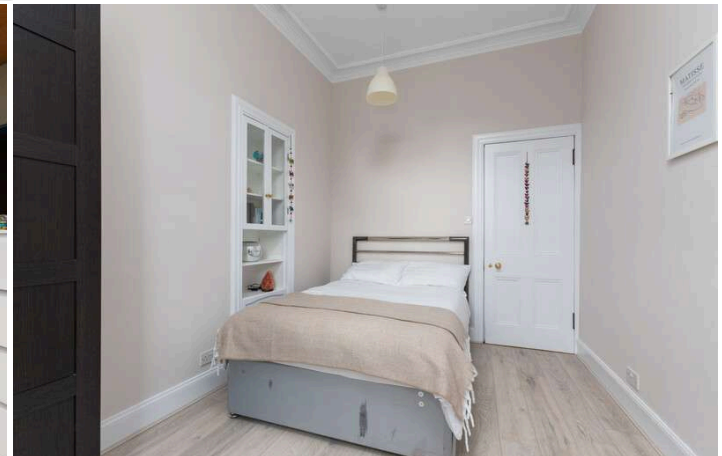
DESCRIPTION

11 Brunstane Gardens is a spacious four-bedroom end-terrace traditional villa, located in a quiet cul-de-sac in the highly desirable district of Joppa, just east of Edinburgh city centre. This property offers a flexible layout while retaining many original period features. The accommodation comprises: entrance vestibule with traditional encaustic floor tiles; welcoming hallway with generous understair storage; bright and spacious living room with a bay window, ornate cornicing, feature fireplace and stripped flooring; impressive living/dining room to the rear with direct access to the enclosed walled garden; well-equipped kitchen with ample high-gloss white units and skylight providing excellent natural light and a modern shower room featuring a large double walk-in shower which completes the ground floor accommodation. A carpeted staircase leads to the upper landing, where you'll find a generously sized bay-windowed double bedroom with intricate cornice work and a feature fireplace, echoing the size of the formal living room; two further double bedrooms at the rear; versatile front-facing bedroom 4 and a family bathroom with shower over the bath which completes the accommodation on offer. Externally, the property includes a monoblocked driveway suitable for two cars, with a side gate leading to the enclosed south-facing rear garden. The garden, mostly laid to lawn, features a decked patio area perfect for entertaining and alfresco dining. Further benefits include: gas central heating and double glazing.

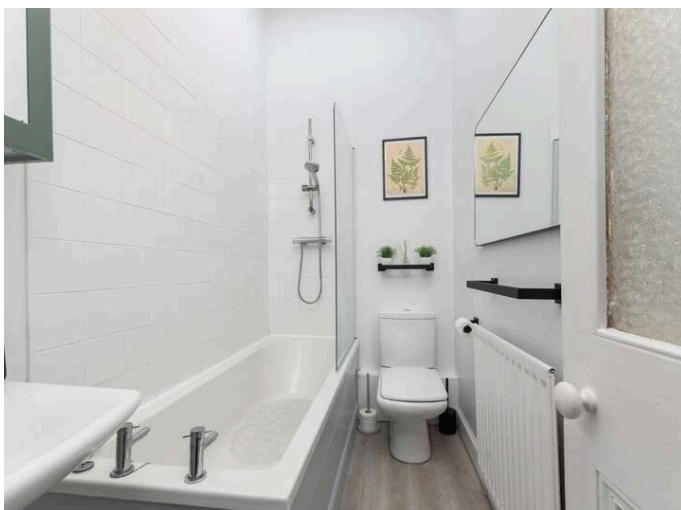
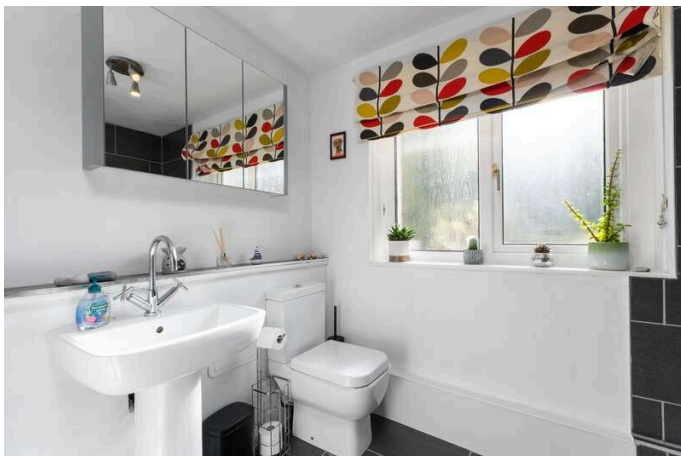
The energy efficiency rating for this property is band D

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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: 165.6 m² ... 1783 ft²
 All measurements are approximate and for display purposes only.



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