



35 Brunstane Road South
Brunstane, Edinburgh, EH15 2NQ



VMH SOLICITORS



35

Brunstane Road South

Beautifully presented end terraced villa forming part of this handsome stone-built steading conversion located in a quiet position in this popular and mature residential district to the east of the City Centre.

- Stylish sitting/diningroom
- Kitchen with breakfast bar
- 2 double bedrooms
- Bathroom with shower
- Cloakroom/WC
- Floored & lined attic space
- Desirable residential area
- Private south-west facing garden
- Residents parking
- Gas central heating



Offers Over: £335,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

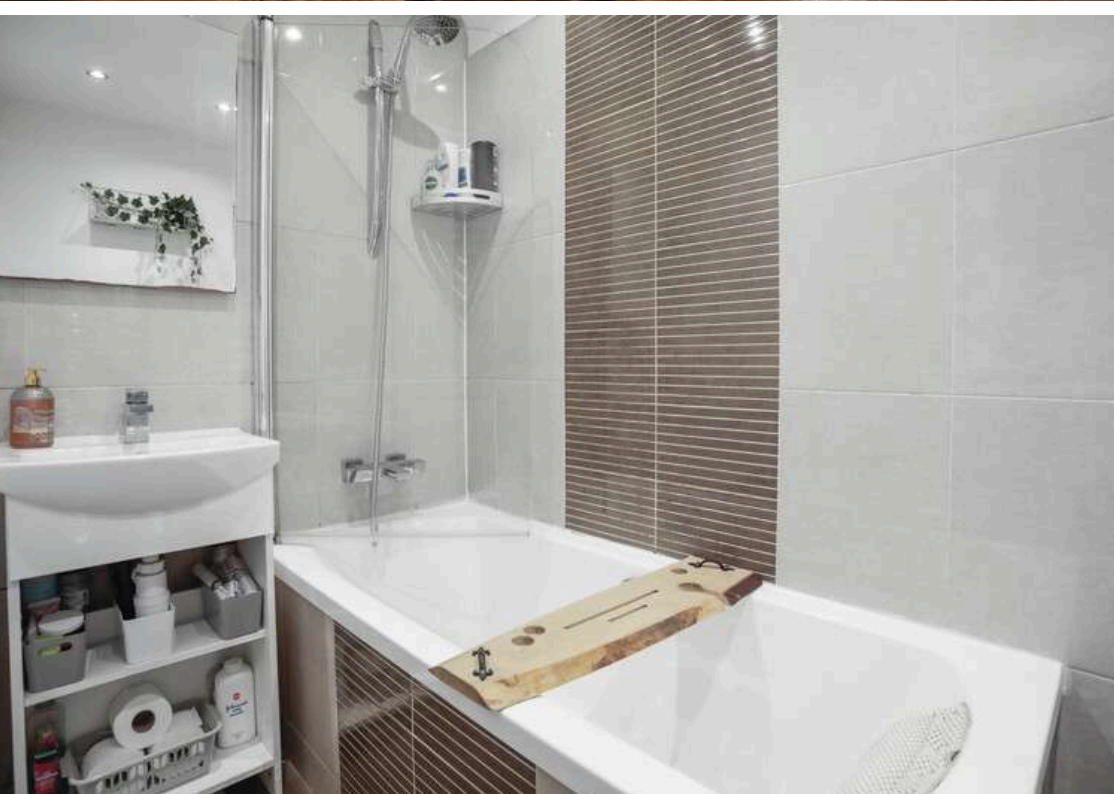
The property has been meticulously maintained and tastefully upgraded by its present owners and boasts flexible accommodation of considerable character and style comprising entrance hall, lounge with wood burning stove and glazed double doors to the sunny enclosed private garden, open plan quality fitted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

There is an area of enclosed south-west facing 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.

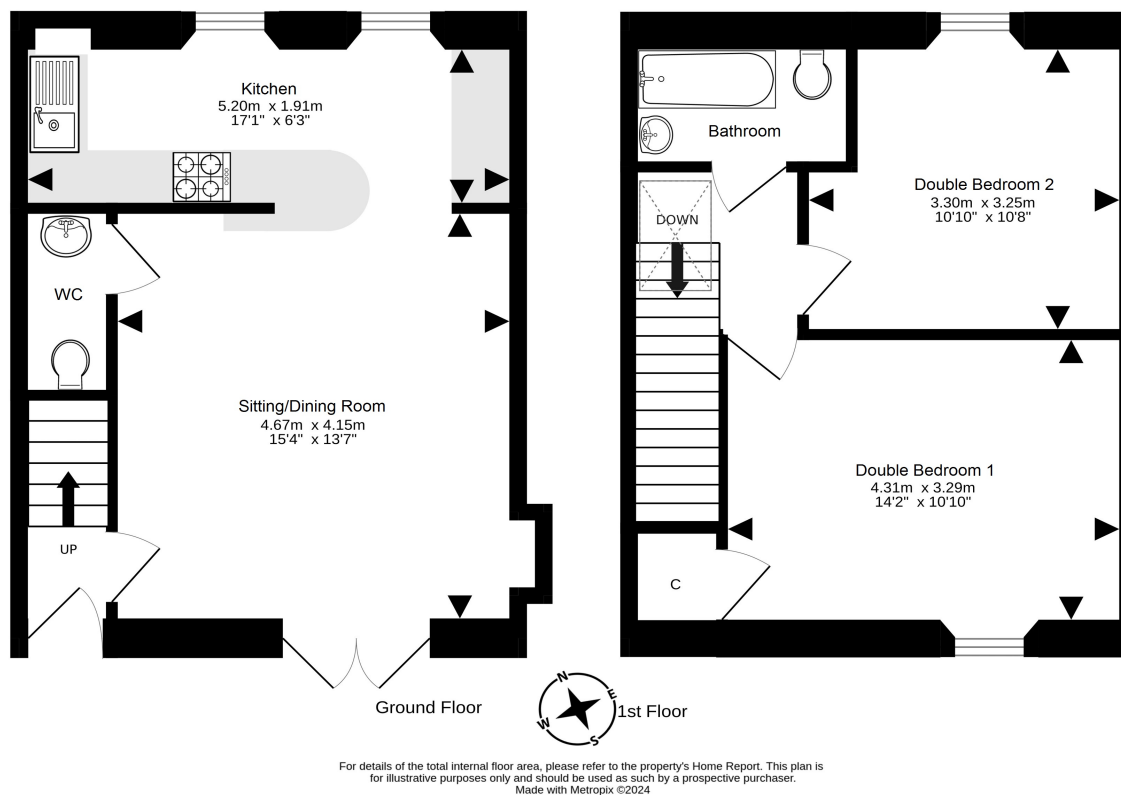
Extras - to include the integrated white goods (fridge/freezer, oven, hob, microwave, washing machine and dishwasher) curtains, blinds, wardrobe in bedroom 2 and garden shed.





Location

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.



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.