



**5/5 Tait Wynd**  
**Brunstane, EH15 2RH**

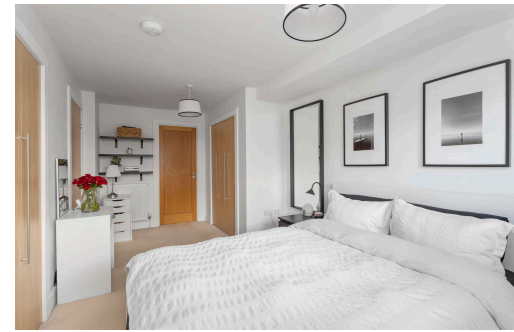
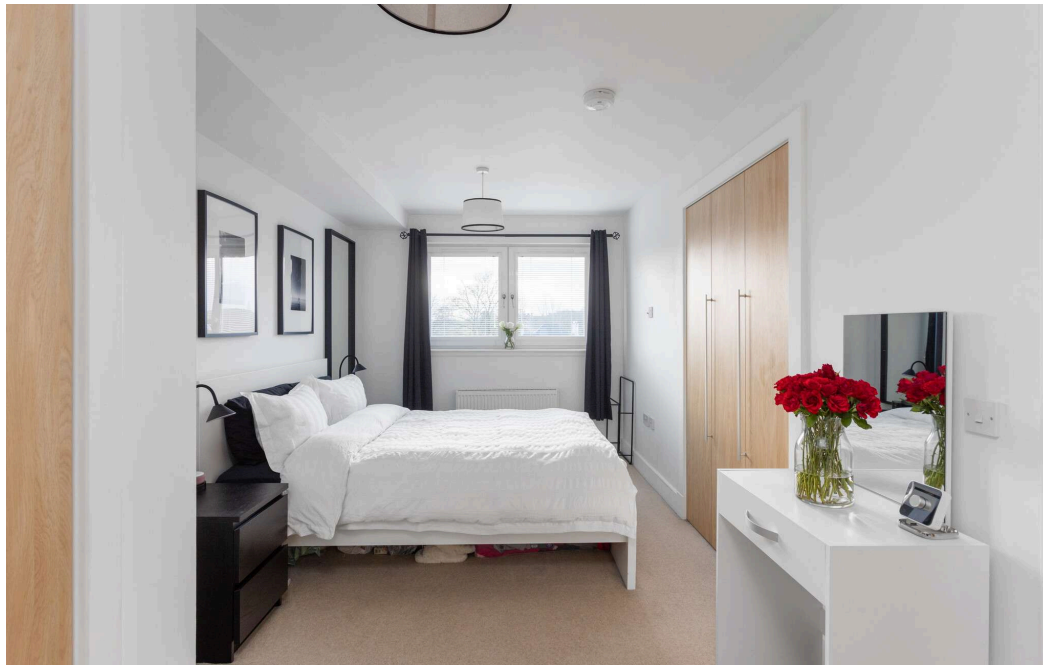




*"5/5 Tait Wynd is a modern, two-bedroom first floor flat, situated within a factored development with underground secure parking"*

- ENTRANCE STAIR
- SECURE DOOR ENTRY SYSTEM
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURE UNDERGROUND PARKING
- COMMUNAL GROUNDS
- EXCELLENT 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 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 E, however, please check with the local authority.

## DESCRIPTION

5/5 Tait Wynd is a modern, two-bedroom first floor flat, situated within a factored development with underground secure parking. The property which is in excellent order throughout is accessed via a secure entry phone in to a well-maintained communal hallway. The accommodation comprises: reception hallway with good storage; bright and spacious open plan sitting and dining room with Juliet balcony; well-equipped fully fitted modern kitchen; generously proportioned master bedroom with built in wardrobes and en-suite shower room; double bedroom 2 with fitted wardrobe space and a contemporary bathroom with shower over bath and heated towel rail which completes the accommodation on offer. Further benefits include gas central heating and double glazing.

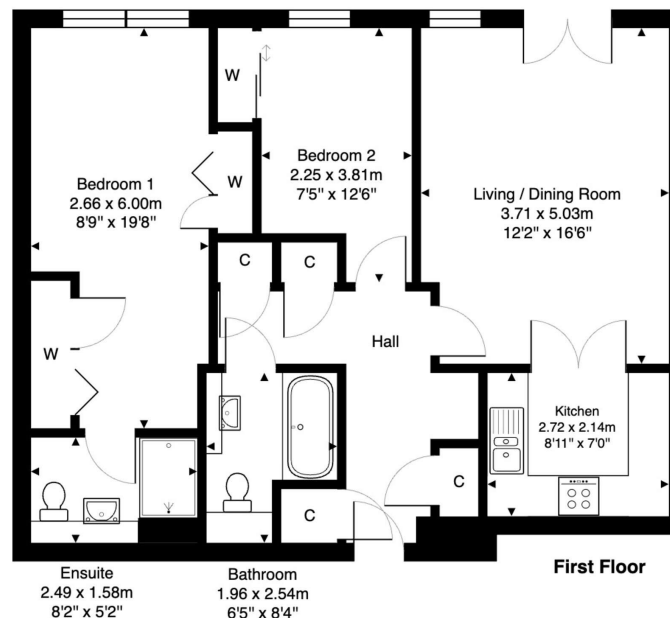
## EPC RATING

The energy efficiency rating for this property is band B.

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.



5/5 Tait Wynd, Edinburgh, EH15 2RH



First Floor

Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



**A** ANNAN  
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