

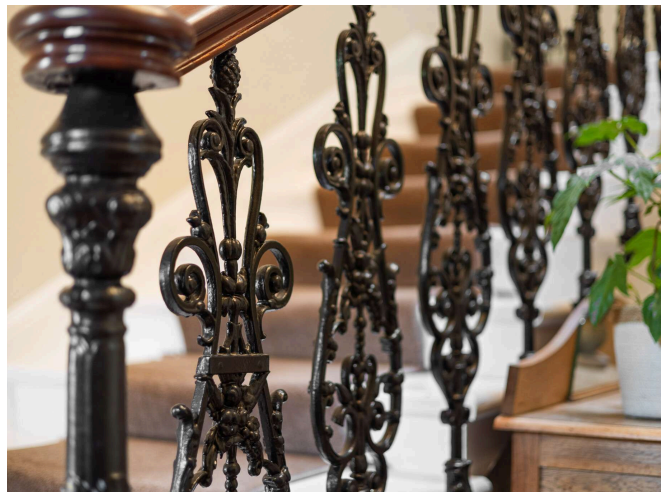
**Montebello Lodge, 23 Brunstane Road**  
**Edinburgh, EH15 2QH**

**A**



# *"Montebello Lodge, 23 Brunstane Road is a unique opportunity to purchase a semi-detached Victorian 5 bedroom home with flexible accommodation"*

- ENTRANCE VESTIBULE
- IMPRESSIVE HALLWAY
- LIVING ROOM
- DRAWING ROOM
- DINING KITCHEN
- UTILITY ROOM, PANTRY & WC
- CONSERVATORY
- FIVE DOUBLE BEDROOMS
- BATHROOM
- SHOWER ROOM
- FRONT GARDEN WITH DRIVEWAY
- ENCLOSED REAR GARDEN
- DETACHED GARAGE
- SEA VIEWS
- EXCELLENT LOCAL AMENITIES
- SHORT WALK TO BEACH















## 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 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 G, however, please check with the local authority.

## EPC RATING

The energy efficiency rating for this property is band D

## DESCRIPTION

Montebello Lodge, 23 Brunstane Road is a unique opportunity to purchase a semi-detached Victorian 5 bedroom home with flexible accommodation. Situated in the popular Joppa area and a short walk to Portobello beach, rarely do period and contemporary features complement each other so flawlessly.

The accommodation which covers 3 levels comprises: entrance vestibule; impressive hallway with resplendent stair case and 3 deep storage cupboards; wonderful living room with marble mantelpiece with multi stove and triple boxed bay windows with further dual aspect window both with working shutters; bright and spacious kitchen/dining room with cupola, pantry off with window; fully functioning utility room; WC with window; one deep cupboard; Mozolowski & Murray conservatory with French doors leading to enclosed rear garden with a substantial Indian paving; return staircase leads to the first floor landing with a drawing room with triple boxed bay windows with further dual aspect window, marble mantle piece with working fireplace; generously proportioned master double bedroom with three windows, one forming dual aspect; family bathroom with separate shower cubicle with mains operated shower and window; return staircase to upper landing with 4 double bedrooms which are slightly combed, airing cupboard and a shower room with mains operated shower and window. Further benefits include: gas central heating; sash & case windows; sanded & sealed floorboards and doors; working shutters; cornicing; front garden mainly laid to lawn with mature shrubs, off street open driveway which will permit parking for 4 vehicles and electric charging point; detached single garage; unrestricted on street parking; sea views; great local amenities; short walk to Brunstane train station and easy access onto A1, city bypass and beyond.







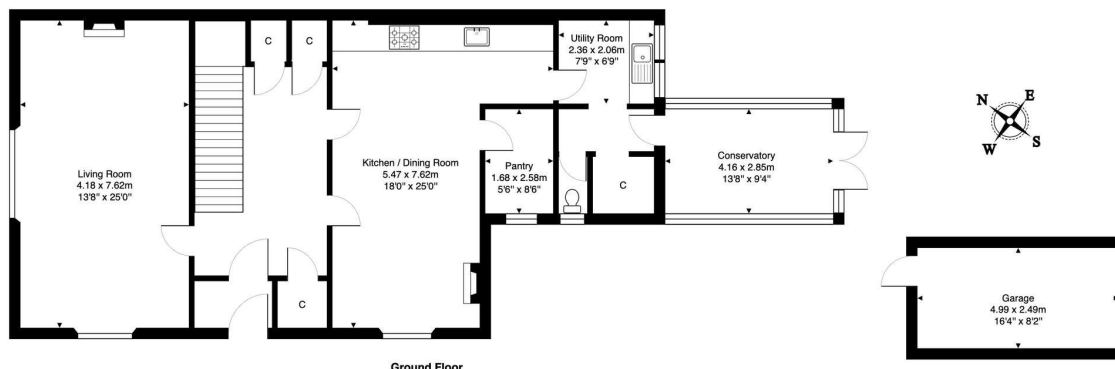




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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



23 Brunstane Road, Edinburgh, EH15 2QH



Total Area: 289.2 m<sup>2</sup> ... 3113 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

**A** ANNAN  
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