



27/3 CHRISTIAN CRESCENT

Brunstane, Edinburgh, EH15 3AD



1
Public Room



1
Bedrooms



1
Bathroom

27/3 CHRISTIAN CRESCENT

This one-bedroom first-floor flat is an attractively presented residence with bright, modern interiors, ideal for a wide demographic of buyers, including first-time buyers, couples, and city professionals. The home features a spacious living and dining room, complemented by a well-appointed galley-style kitchen equipped with contemporary cabinetry, as well as a contemporary shower room with vanity storage. Furthermore, the property benefits from an enclosed private garden, versatile outbuildings, and convenient on-street parking.

Located in a peaceful residential area in Brunstane, the flat enjoys a desirable location close to excellent amenities, including shops, green spaces, and Fort Kinnaird. Portobello Beach is just a short walk away, and the area is well served by reliable bus and rail links into Edinburgh city centre, which can also be reached in around 16 minutes by car.

Extras: All fitted floor and window coverings, light fittings, integrated appliances and a fridge/freezer are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.





C

EPC
RATING

A

COUNCIL
TAX BAND

VIEWING

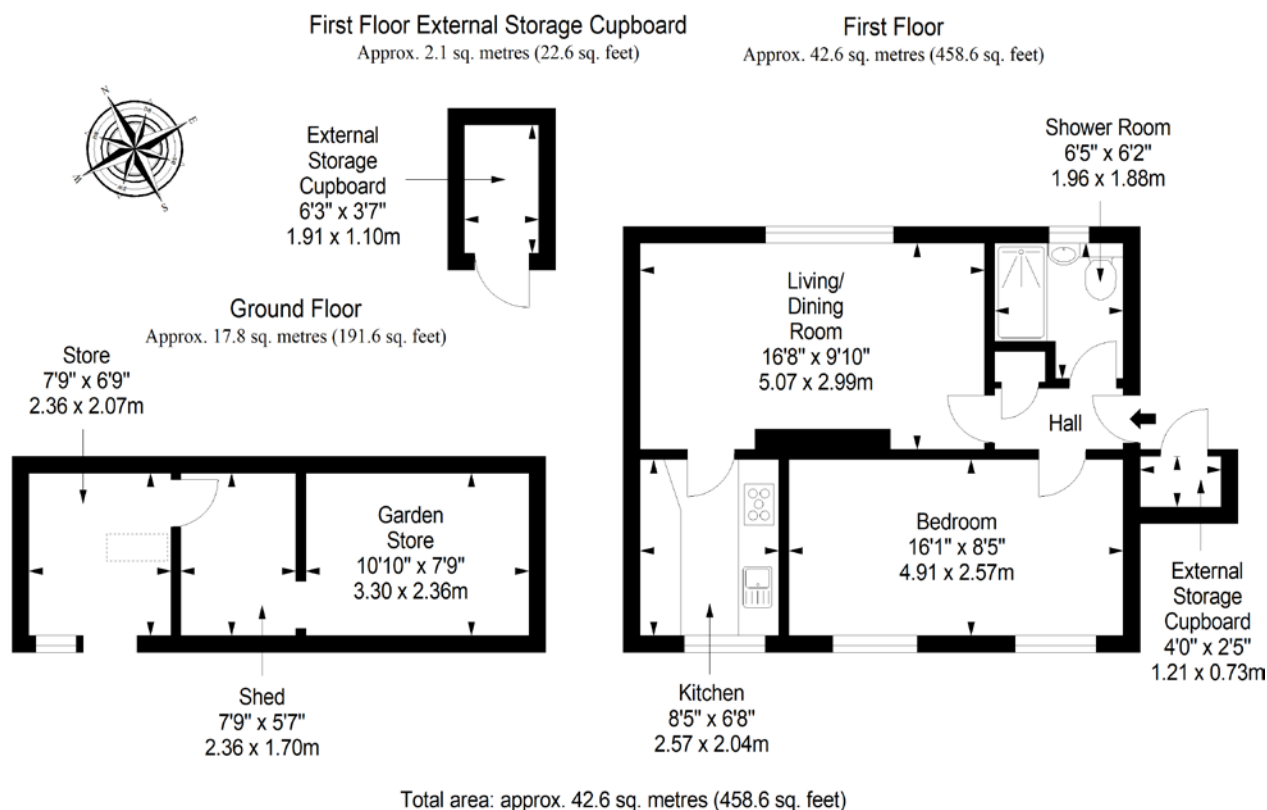
By appointment only
with Gilson Gray on
0131 516 5366

Features

- First-floor flat in Brunstane
- Private main entrance
- Attractive, modern interiors
- Entrance hall with storage
- Spacious living and dining room
- Well-appointed kitchen
- Sunny double bedroom
- Modern shower room
- Excellent storage throughout
- Private section of the garden
- Versatile outbuildings
- On-street parking

BRUNSTANE, EDINBURGH

On the eastern edge of Edinburgh, the residential suburb of Brunstane is an attractive choice for families and professionals looking for a tranquil, semi-rural 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.



@gilsongrayprop
 gilson gray property
 gilson gray property
 @gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.