

7(1f) Brunstane Gardens

EDINBURGH, EH15 2QW



*Beautifully presented Two Bedroom Upper Flat
In Brunstane/Portobello*



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McEwan Fraser Legal is delighted to present this two-bedroom fully modernised stone-built upper flat in what is a converted townhouse.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living/dining area which benefits from a large bay window, log burning stove and lovely high ceilings with ornate cornicing to remind you of the history of the building.
- Fully equipped modern kitchen which is accessed from the lounge dining room. This kitchen has been finished to a high standard and is sure to satisfy most buyers with its bright aspect and modern, sleek finish.

THE KITCHEN





- There is one modern bathroom that is flooded by natural light from the skylight which has been added to make the most of the light on offer. The bathroom is equipped with a three-piece suite with a shower over the bath.
- There are two equally proportioned bedrooms which are both double in size and offer various possibilities for freestanding furniture.

THE BATHROOM



BEDROOM 1



BEDROOM 2

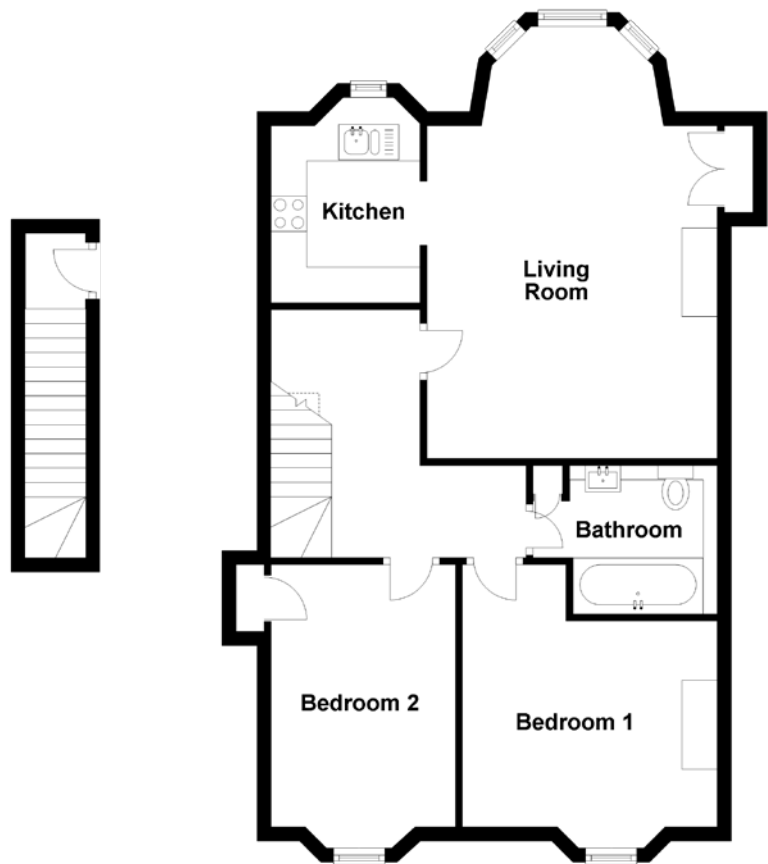


In addition, the property has gas central heating and benefits from free on-street parking. It is worth noting that Portobello beach is only 5 minutes walk for those who want to walk their dogs or even partake in the open water swimming trend.

THE VIEW



FLOOR PLAN, DIMENSIONS & MAP

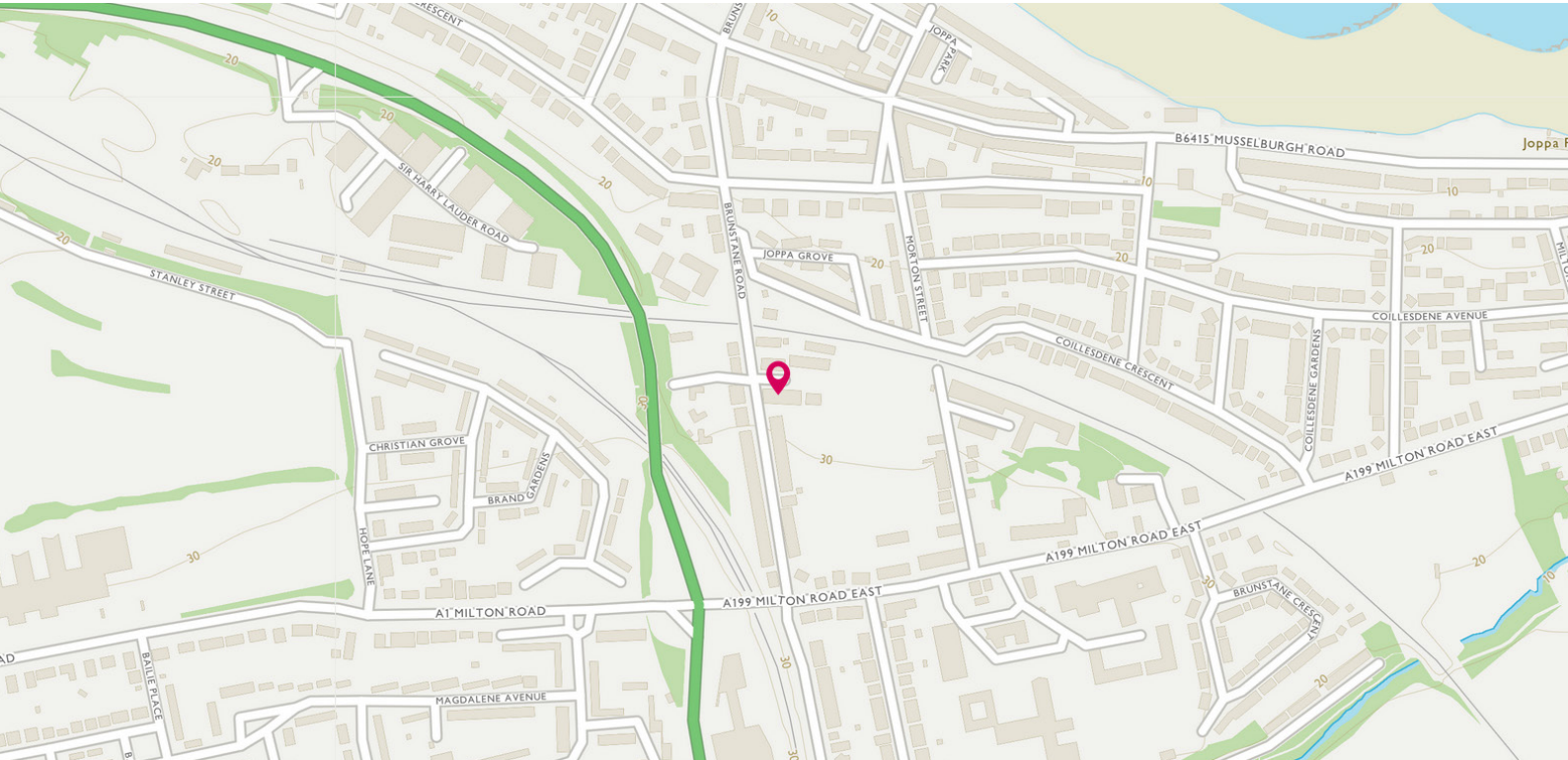


Approximate Dimensions (Taken from the widest point)

Living Room 6.10m (20') x 4.10m (13'5")
Kitchen 2.50m (8'2") x 2.10m (6'11")
Bedroom 1 4.00m (13'1") x 3.60m (11'10")

Bedroom 2 4.00m (13'1") x 2.60m (8'6")
Bathroom 2.50m (8'2") x 2.10m (6'10")

Gross internal floor area (m²): 72m²
EPC Rating: D



THE LOCATION

Brunstane/Joppa is a long established, much respected residential district lying on the east of the city, adjacent to the Portobello/Musselburgh by-pass.





The area is exclusively residential and comprises of a wide variety of substantial stone-built properties, mainly dating back to before the turn of the century. As a consequence, there are many examples of excellent architecture and the area has a beautifully mature and established atmosphere.

Recently a few exclusive residential, well-designed estates have been developed just off Brunstane Road, south offering a variety of property styles and sizes.

Local shopping could not be better within the area. Adjacent to Asda is Kinnaird Park Retail Complex which has a multitude of shops and retail outlets. If a greater variety is required, it can be found very nearby in Portobello. Portobello also provides a wide choice of banking and Post Office services. If all of this should prove inadequate, then it is a simple matter to travel into the city centre. For those who prefer open air or sporting recreational facilities, they can easily be found at Meadowbank Sports Stadium, the Royal Commonwealth Pool as well as Portobello Golf Course and swimming baths, and the vast expanse of Holyrood Park/ Arthur's Seat which offers almost country-like walks within the very heart of the city.

You really are spoiled when it comes to transport options within the area, including commuting for work from Brunstane Railway Station, located 5 mins from the property, located at the beginning of the development, to the bus services and road links, it goes without saying that this is a very accessible area of Edinburgh. Milton Road is one of the main routes in towards Princes Street. Using one of the many and frequent bus services that pass along this route, the four mile trip into the city centre generally takes no more than fifteen/ twenty minutes.

Furthermore, there is the easiest possible access to many parts of the city by using the Musselburgh and city By-passes. In fact, these roads give access to all major trunk routes. Even the M8, which lies just beyond Edinburgh Airport, can generally be reached in a matter of twenty-five minutes.



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