

5 Queen's Bay Crescent

BRUNSTANE, EDINBURGH, EH15 2NA



*SPACIOUS FOUR BEDROOM TOWNHOUSE, COMBINING
TRADITIONAL AND MODERN FEATURES, ON A QUIET CUL-
DE-SAC IN THE BRUNSTANE AREA NEAR PORTOBELLO*



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McEwan Fraser Legal is delighted to present this four-bedroom period home which benefits from multi-level living spaces, excellent outlook and generous proportions.

Inside, the property comprises a fully equipped kitchen which offers ample dining space and a large utility room with access directly into the walled rear garden. The wooden floored kitchen is fitted with a Bosch double fan oven with a gas hob, and a large fridge is included in the sale, if required. The utility is fitted with stone work tops and cabinetry, matching those of the kitchen, and is equipped with a standard array of white goods, including a dishwasher.

In addition, the property benefits from gas central heating, smart controlled via a Hive Hub.





Spacious living areas on the ground and first floor are beautifully bright, and feature original features with bay windows and south-facing windows and offer an array of possibilities for configuration.







The house has four double bedrooms, the master is on the first floor and there are three further bedrooms on the top floor. The bedrooms at the rear of the house enjoy magnificent sea views over the Firth of Forth towards the Fife coast.

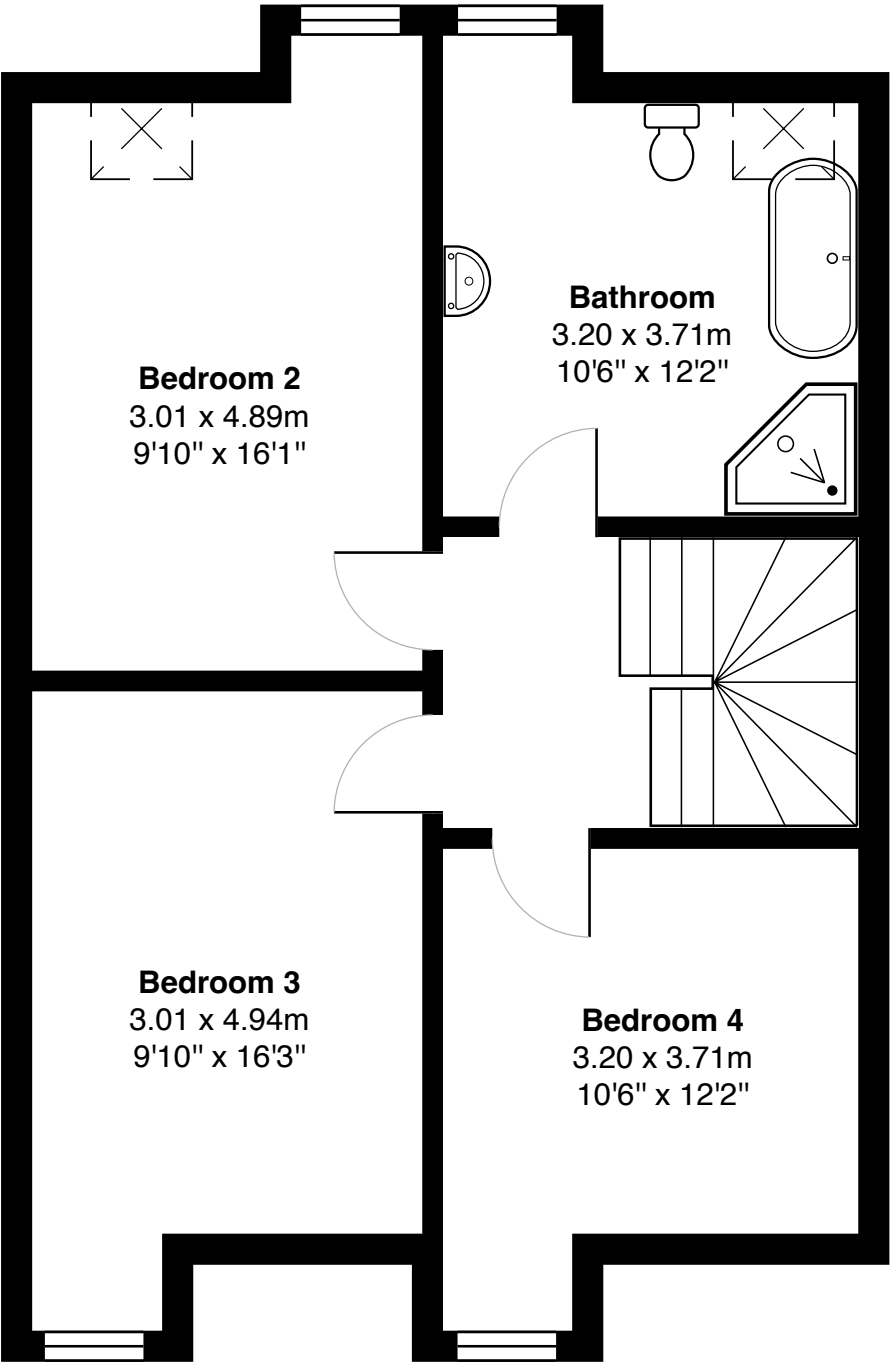
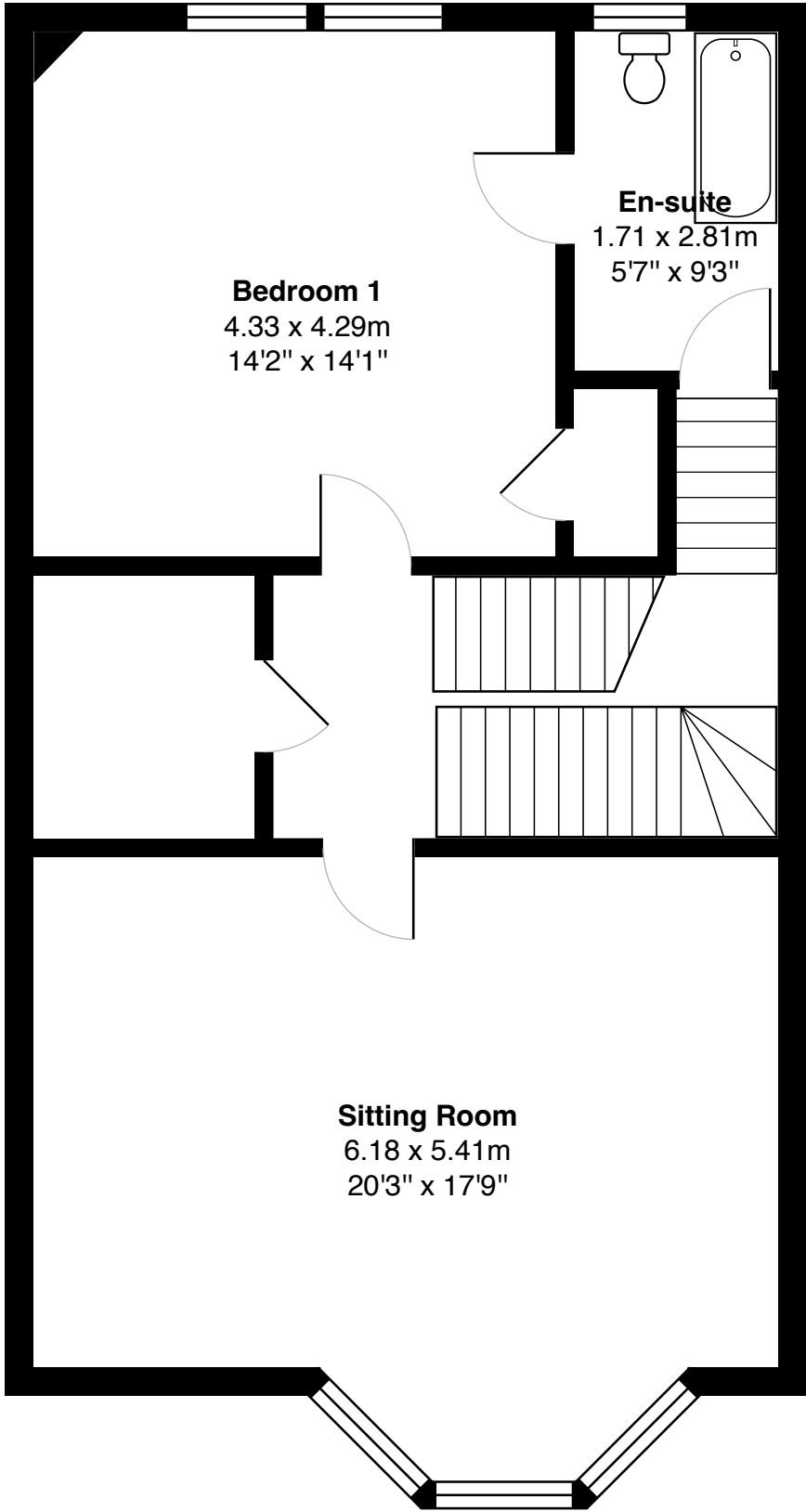
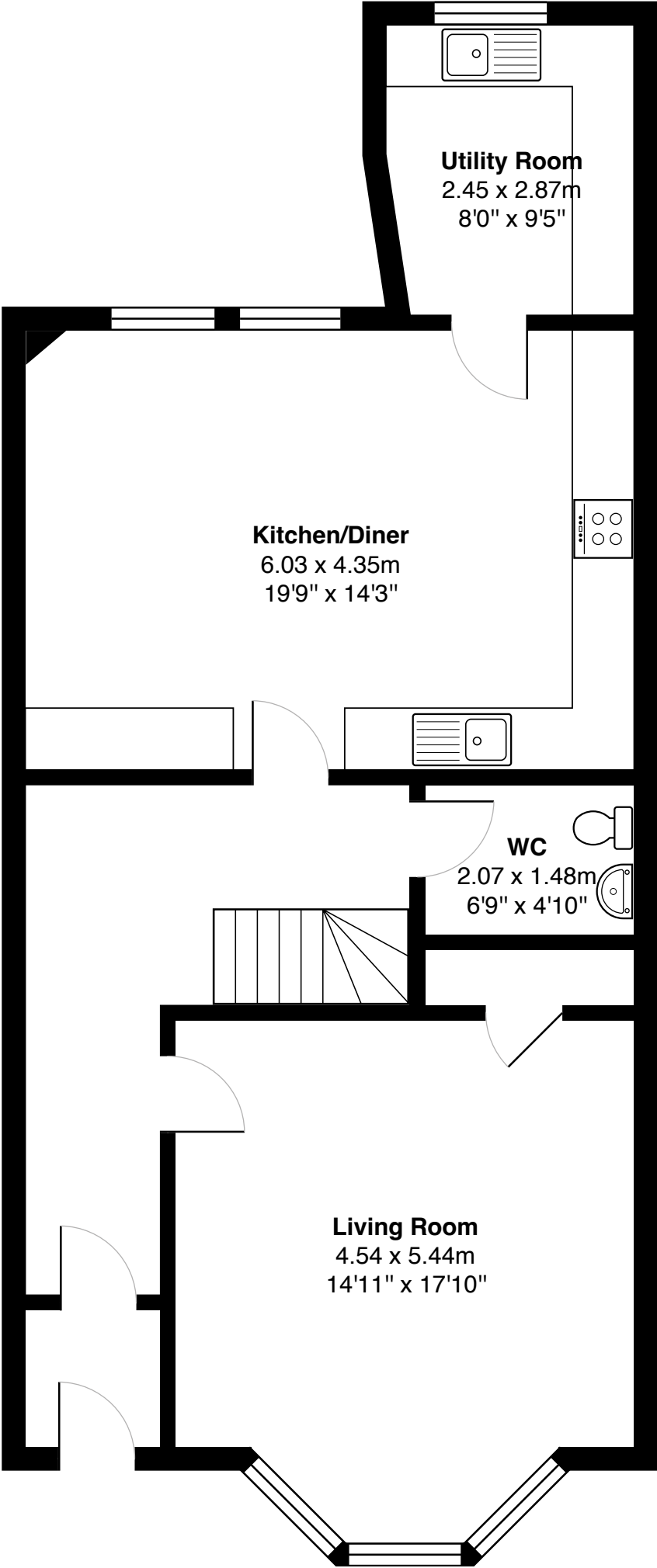




The property has facilities on each floor with a WC on the ground floor, an en-suite, Jack and Jill bathroom and a large family bathroom on the first floor. All bathrooms are in good order and finished to an excellent standard.

In addition to this, the property benefits from readily available and unrestricted on-street parking.





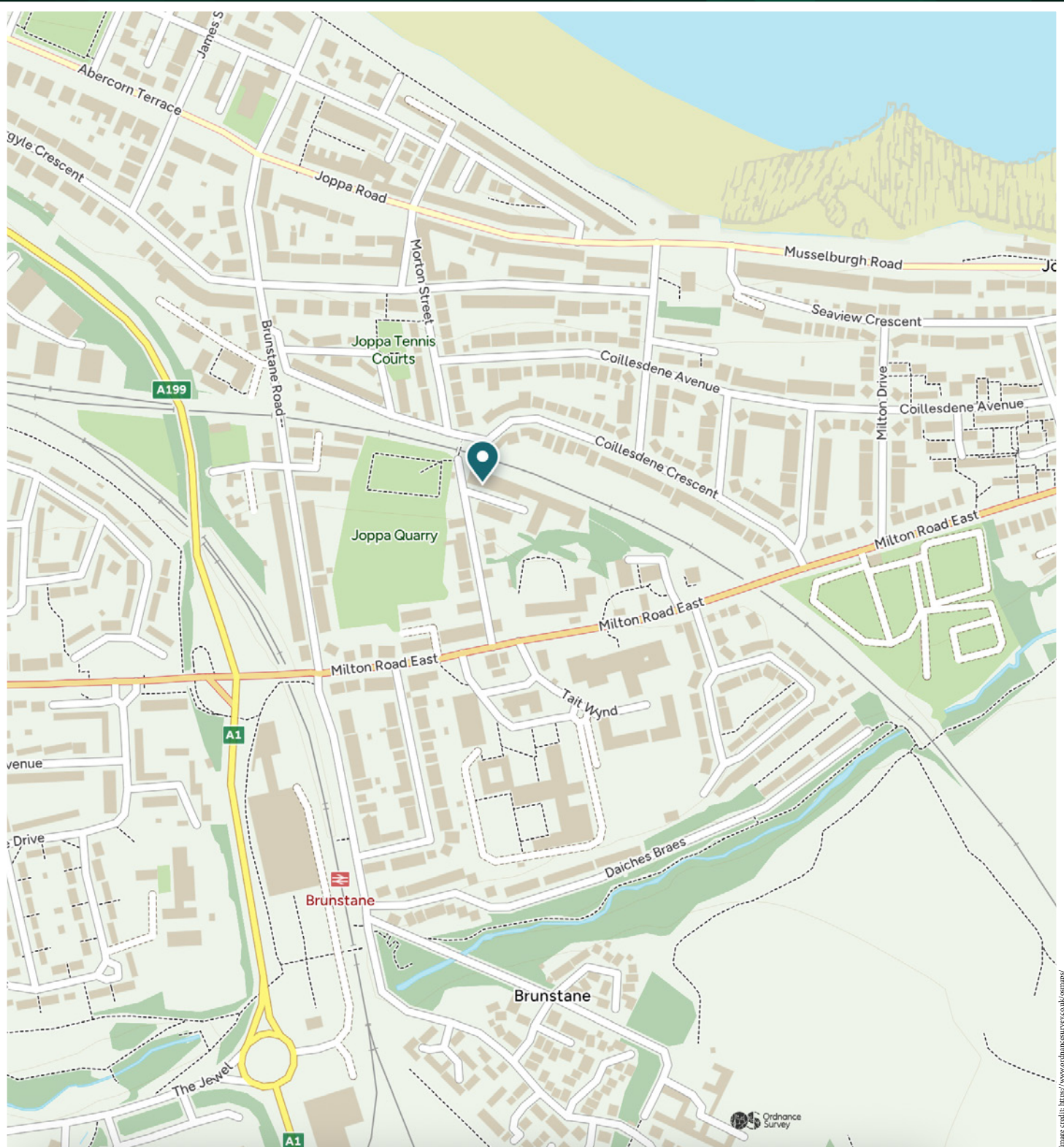
Gross internal floor area (m²): 206m²
EPC Rating: D





The property is located in Brunstane which is a popular residential area east of Edinburgh's centre. Benefitting from a private rear garden and easy access to Joppa Quarry Park, just two houses away, with its playground and football pitch, the property will make an excellent family home. It is close to Portobello beach and promenade, with its recreational facilities, as well as Portobello High Street's shops, banks, and eateries. A 24-hour Asda Superstore and the Fort Kinnaird Retail Park, hosting a multi-screen cinema and many top retail outlets and restaurant chains, are a short drive away, as are historic Musselburgh and Leith.

The area has excellent transport links, with regular bus routes to central Edinburgh. Brunstane railway station is a short walk across the Quarry Park, offering direct trains to Edinburgh Waverley with a typical eight minute travel time. The property is conveniently located for easy access to the A1, the city bypass for Edinburgh airport and the motorway network generally. There is a good range of local schools, plus further education at Jewel and Esk College and Queen Margaret University. Easily accessible leisure facilities in the Portobello area include a swim centre, bowling and leisure clubs, sailing, football pitches, a golf course, and several health clubs.



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