





DESCRIPTION:

Most attractive detached family villa on a large corner site in this ever popular residential development, close to excellent shops and facilities and just 4 miles east of Edinburgh City Centre. The house offers spacious bright accommodation with full gas fired central heating and double glazing. All fitted carpets, curtains and blinds are included together with the large range cooker in the well fitted kitchen. There is also excellent scope for extending to the rear provided the relevant permissions can be obtained.

Brunstane is an ever popular residential area with many excellent shops and amenities including an Asda Walmart supermarket, Big W, the Fort Kinnaird Retail Park with large retail outlets including Marks and Spencer, a cinema complex, bowling alley and various eating places. A further choice of specialist shops and services is available in Portobello a short distance away, or in Musselburgh which also offers a Tesco supermarket.

Excellent, frequent bus services run along the Milton Road to the City and to towns and villages on the east coast, and the entrance to the City Bypass with motorway links beyond, is at the beginning of the estate. Brunstane Rail Station is just a few minutes away, with the trip to Edinburgh Waverley taking about 5 minutes, making commuting to the City Centre very easy.

Leisure and recreational opportunities in the vicinity include Portobello and Duddingston Golf Courses, the Fountain Leisure Centre at the King's Manor Hotel just around the corner, a Livingwell Health complex, Portobello Swim Centre with traditional Turkish Baths, and pleasant walks along the beach and promenade.



The accommodation comprises:-

Reception hallway, bright lounge with patio doors to rear garden, formal dining room, spacious, well fitted kitchen with range cooker included, WC/cloakroom, upstairs to master bedroom with en-suite shower-room, three further bedrooms and bathroom with shower. Drive-in and long integral single garage. Attractive gardens front and rear.

RECEPTION HALLWAY:

A sheltered entrance with carriage lamp and part double glazed door gives access to the hallway with alarm control pad and radiator.

LOUNGE: 14' 6" x 12' 2" (4.42m x 3.71m)

Attractive bright lounge with double glazed sliding doors to the paved patio area and the rear garden. Free-standing wooden mantelpiece which is optional. TV aerial point, two radiators.

DINING ROOM: 13' 5" x 9' 2" (4.09m x 2.79m) to bay window

Formal dining room with bay window to the front of the house, and radiator.

KITCHEN: 11' 9" x 9' 11" (3.58m x 3.02m)

Spacious fitted kitchen with a good range of oak base and wall cabinets incorporating under-lighting, glass fronted display units with integral halogen lights, complementary granite effect work surfaces and tiled



surround. One and a half bowl stainless steel sink with monobloc tap, waste disposal unit, and plumbing for dishwasher and automatic washing machine. Eight ring gas range cooker, double oven and grill with extractor canopy above. Window to the rear with roller blind, telephone and TV points, extractor fan, low voltage track spotlights, Amtico tile effect flooring.

W.C./CLOAKROOM

Fitted with a WC and pedestal wash basin. Opaque window to the front with roller blind, radiator, vinyl flooring.

Stairs from the hall lead to the upper landing with wooden balustrade, window to the side, radiator, hatch to the loft. Airing cupboard containing the insulated hot water tank and second deep, shelved cupboard/study or office with telephone point.

MASTER BEDROOM: 9' 7" x 9' 6" (2.92m x 2.89m) to wardrobes

Rear facing double bedroom with leafy outlook over the garden. Built-in wardrobes with mirror fronted sliding doors, telephone point, radiator, door to:

ENSUITE SHOWER ROOM

Fitted with a WC with concealed cistern, wash basin in display shelf with storage below and tiled shower compartment with folding door. Tiled splashback, opaque window with roller blind to the rear, medicine cabinet, extractor fan, radiator, vinyl flooring.



BEDROOM 2: 10' 7" x 9' 6" (3.23m x 2.89m)

Front facing double bedroom with radiator.

BEDROOM 3: 9' 1" x 8' 9" (2.77m x 2.67m)

Double bedroom to the rear with radiator.

BEDROOM 4: 8' 1" x 7' 3" (2.46m x 2.21m)

Good sized single bedroom looking out to the front, with radiator and telephone point.

BATHROOM: 6' 6" x 6' 6" (1.98m x 1.98m)

Fitted with a white suite comprising WC, wash basin and bath with Mira shower, curtain and rail above. Complementary tiling to shower area, shaver socket, medicine cabinet, window to side with roller blind, vinyl flooring, extractor fan, radiator.

GARAGE: 17' 8" x 8' 3" (5.39m x 2.52m)

A paved drive-in with off street parking for 2 vehicles leads to the integral single garage with up and over door, concrete floor, light and power and housing the gas central heating boiler.

**GARDENS:**

The large front garden is mainly laid to lawn with established shrubs and low hedging. A path and gate lead round the side of the house to the fully enclosed rear garden, again mainly laid to grass, with mature trees, a paved sitting area, clothes poles, enclosed by high wall and fence.

OFFERS TO:

Balfour + Manson LLP
Solicitors and Estate Agents
54-66 Frederick Street
Edinburgh
EH2 1LS

TELEPHONE: 0131-200-1234
FAX: 0131-200-1344
DX: ED4, Edinburgh
LP: 12, Edinburgh-2

ENTRY:

By arrangement

VIEWING:

Sunday 2-4pm or by appointment 0131-656-9434 or Balfour + Manson LLP 0131-200-1234

PRICE:

Offers Over £265,000.

WEBSITE:

Full details of all our properties can be downloaded from www.balfour-manson.co.uk and click on Property for Sale

In the event of a closing date being declared the Seller [s] shall not be bound to accept the highest or any offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.

Solicitors submitting offers are requested to use the current Edinburgh Standard Clauses [ESC]. Please note that the Seller may give preference to offers submitted using the ESC. Successful offers received not using the ESC may be responded to by deletion of the non-standard Clauses and replacement with the ESC.