



22/6 BAILIE TERRACE

Brunstane, Edinburgh, EH15 3BU



1

Public Room



2

Bedrooms



1

Bathroom



22/6 BAILIE TERRACE

Well-presented with attractive, modern interiors and a palette of neutral décor throughout, this second-floor flat is situated in the Brunstane area of the city and offers a good-sized reception room, a breakfasting kitchen, two double bedrooms, and a bathroom. Externally, it enjoys a private section of the rear garden (which still needs to be sectioned off), access to a shared garden, a private storage unit, and unrestricted on-street parking.

The immediate area provides excellent everyday amenities, such as a large major supermarket, Fort Kinnaird Retail Park, other essential services, schools (the catchment primary and secondary schools are both within easy walking distance), transport links, including regular buses and rail services from Brunstane train station which is a short walk away, and lovely green spaces.





EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Second-floor flat in Brunstane
- Lovely views over to the Pentland Hills
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Sunny, dual-aspect living/dining room
- Modern breakfasting kitchen
- Two well-proportioned double bedrooms
- Bathroom with shower-over-bath
- Private section of rear garden and access to a shared garden
- Unrestricted on-street parking
- Private Storage Unit in Stairwell











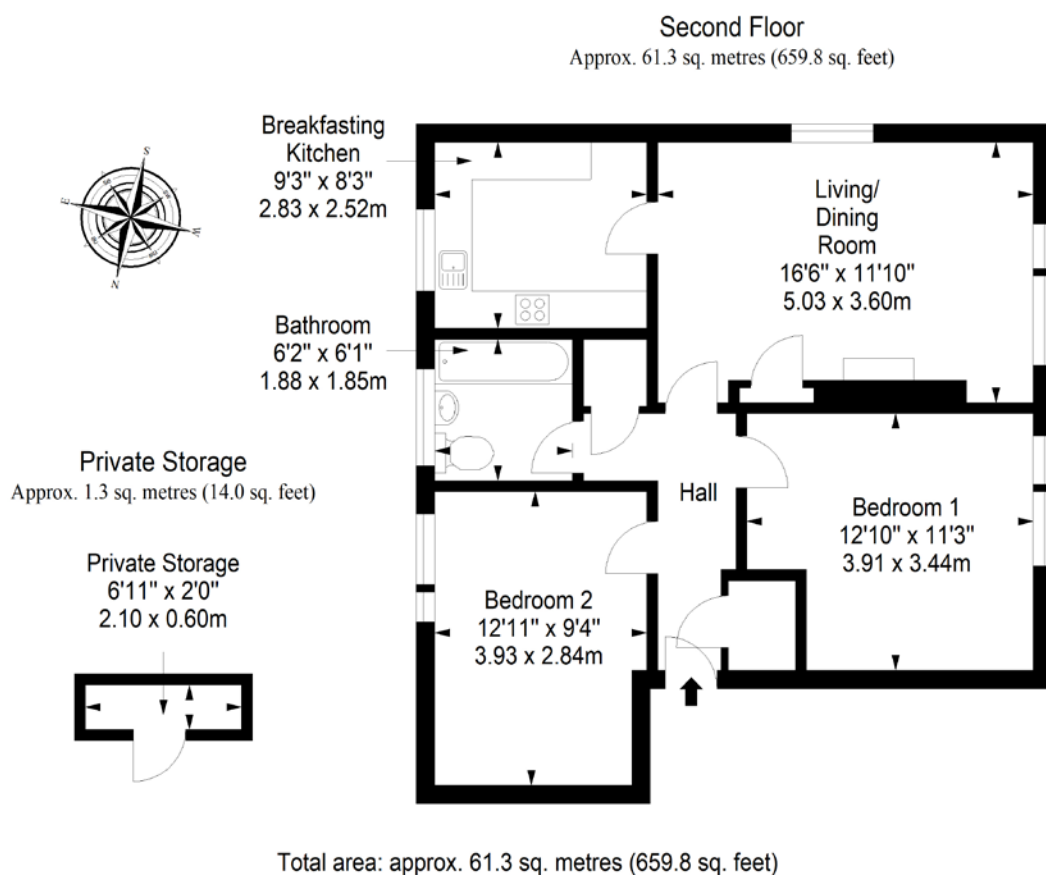
Extras: Kitchen appliances comprising a freestanding cooker and fridge/freezer will be included in the sale.

Please note that no warranties or guarantees shall be provided for the appliances.



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.



Total area: approx. 61.3 sq. metres (659.8 sq. feet)



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