



2/4 Tait Wynd
Brunstane, Edinburgh, EH15 2RH

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SIMPSON & MARWICK

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2/4 Tait Wynd

Brunstane, Edinburgh, EH15 2RH

Superb first floor apartment with 2 double bedrooms in quiet, convenient location

- Bright kitchen/sitting/dining room with French doors
- Well-equipped modern kitchen
- Principal bedroom with ensuite shower room
- Further double bedroom
- Bathroom with 3-piece white suite
- Excellent, convenient location
- Newly fitted carpets
- Allocated parking space
- Well-maintained communal garden
- Double glazing & gas central heating



DESCRIPTION

2/4 Tait Wynd is an superb 1st floor apartment with 2 double bedrooms, quietly positioned in the popular residential location of Brunstane, close to excellent transport links and Portobello beach.

The bright and generously-proportioned accommodation is well presented throughout and benefits from newly fitted carpets. The open plan, modern kitchen/sitting/dining room is most spacious with 2 sets of French doors and Juliette balconies, both bedrooms are double in size with the principal further benefiting from an ensuite shower room. In addition there is a family bathroom and an excellent level of storage throughout. This property is set within well maintained communal grounds and there is an allocated parking space with additional parking within the development.

LOCATION

Brunstane is conveniently located for both Edinburgh city centre and the city bypass. Excellent amenities nearby include a Tesco in Musselburgh, an Asda Hypermarket off Milton Road, and the retail park at Fort Kinnaird. Portobello promenade and high street are within easy reach as are the wonderful beaches and open spaces of East Lothian. There are a number of schools in the area from nursery to senior level. The area is served by Brunstane Railway Station and the Milton Road Campus of the Jewel and Esk Valley College is also located in the area

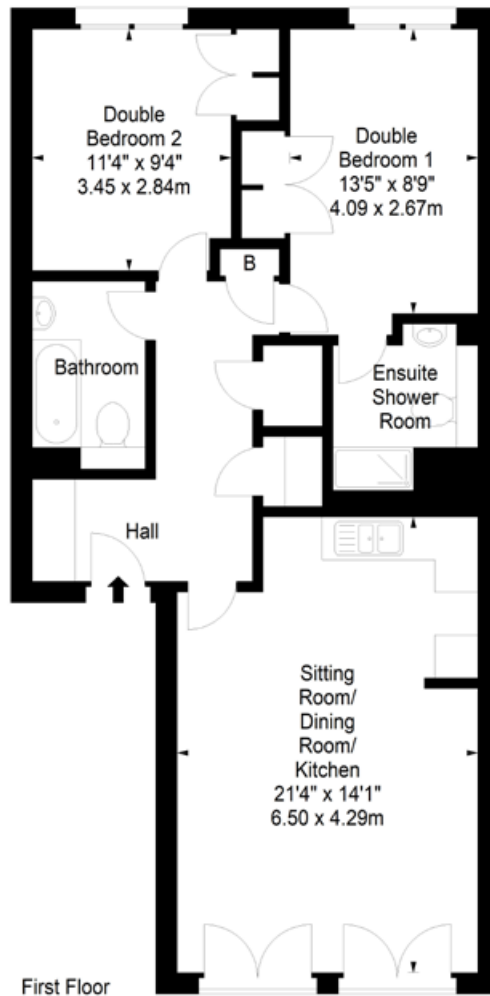
FIXTURES AND FITTINGS

All fitted floor coverings, washing machine and light fittings are included in the sale price.





Approx. Gross Internal Area
790 Sq Ft - 73.39 Sq M
For identification only. Not to scale.
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.