



**16 Brunstane Bank
Brunstane, Edinburgh
EH15 2NR**



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more information:

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Property Summary

Offering two reception areas, a kitchen, two bedrooms, a shower room, and a useable attic room, this traditional semi-detached bungalow is situated on an established street in Brunstane and comes accompanied by low-maintenance front and rear gardens and a gated driveway. The home is ideally situated for easy access to excellent local amenities and green space.

Set back from the road behind a low-maintenance garden, the front door opens into an entrance vestibule, leading through to a hall with neutral décor and handsome wood flooring. At the end of the hall to the right, you step into a living room, peacefully overlooking the rear garden and enjoying afternoon and evening sunshine through a west-facing bay window.

Features

- Traditional semi-detached bungalow in Brunstane
- Entrance vestibule and hallway
- Elegant living room with fireplace
- Bright fitted kitchen
- Spacious conservatory with garden access
- Two well-proportioned double bedrooms with built-in storage
- Useable attic room (currently being utilised as a bedroom with an en-suite WC)
- Modern shower room
- Low-maintenance front and rear gardens
- Gated private driveway
- Gas central heating and double glazing

The reception area provides plenty of space for configurations of lounge furniture and continues the presentation of the hall with the same décor and flooring, enhanced by an on-trend feature wall framing an attractive fireplace.



Bright fitted kitchen

In the neighbouring kitchen, classically styled wall and base cabinets are framed by workspace and splashback tiling, with integrated appliances comprising an oven and grill, a gas hob, an extractor fan, a fridge, and a freezer. The kitchen is adjoined by a conservatory that represents a spacious dining room with garden access.





Spacious conservatory
with garden access





Two well-proportioned double bedrooms with built-in storage

The home's two well-proportioned double bedrooms offer plenty of space for furniture and both benefit from built-in storage, with one housing a particularly large wall-to-wall, floor-to-ceiling wardrobe with mirrored sliding doors.



Useable attic room currently
being utilised a bedroom with
an en-suite WC.



Useable attic room and a modern shower room

The second bedroom features a staircase leading to a useable attic room, currently being utilised a bedroom with an en-suite WC. Finally, a modern shower room completes the accommodation on offer and comprises a shower enclosure, a WC-suite set into storage, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.



Externally, the home is flanked by low-maintenance front and rear garden, predominantly paved for easy upkeep and enjoying all-day sun, with the front benefiting from an east-facing aspect and the rear west-facing. There is also a gated driveway for off-street parking.

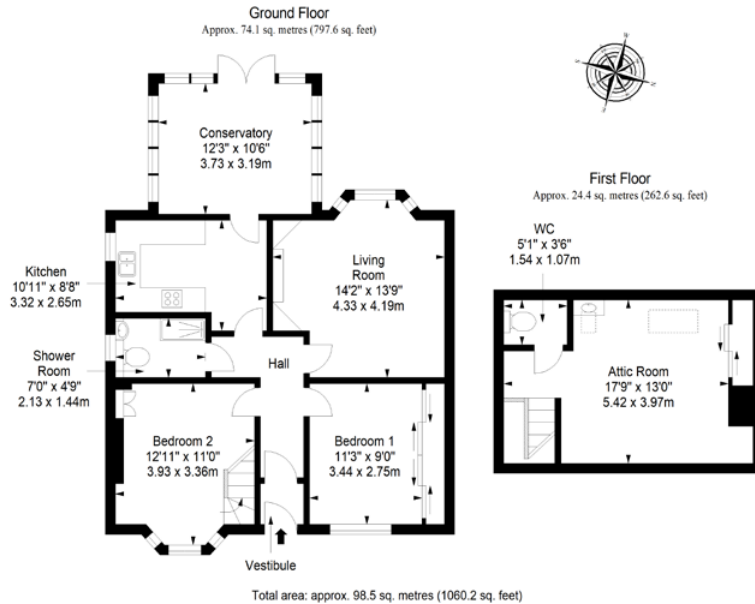




Brunstane

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.

Floorplan



EPC Rating - D | Council tax band - E | Home report Value - £375,000

Extras: All window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the systems, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



Price & Viewings

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