



**23 GILBERSTOUN BRIG**  
BRUNSTANE, EDINBURGH, EH15 2RP



3



1

EPC  
RATING

C

COUNCIL  
TAX BAND

E





Well-presented with neutral décor and modern fixtures and fittings, this semi-detached house in Brunstane is situated within an established residential area and offers three bedrooms, two reception rooms, a kitchen, and a bathroom, plus a sunny garden and a private driveway. The house is situated close to excellent everyday amenities, transport links, and the Brunstane to Newcraighall cycle path.

A hallway welcomes you inside, leading immediately into a living room (with storage) on your left. Here, a spacious footprint allows for a choice of lounge furniture layouts, and double doors into the adjoining dining room create a wonderfully sociable setup that is sure to be perfect for everyday life and entertaining alike. The dining room is filled with sunny natural light through southeast-facing patio doors opening onto the rear garden, and it benefits from convenient access to the kitchen. In the kitchen, which also has a door to the garden, modern white wall and base cabinets are accompanied by workspace and white metro-tiled splashbacks, whilst integrated appliances comprise an oven, gas hob, extractor hood, dishwasher, and washing machine. A freestanding fridge/freezer is also included.

## FEATURES

- Semi-detached house in Brunstane
- Entrance hall
- Good-sized living room with cupboard storage
- Dining room with patio doors onto garden
- Bright fitted kitchen with garden access
- Two double bedrooms with built-in wardrobes
- One single bedroom with a cupboard
- Attractive, modern bathroom
- Southeast-facing rear garden
- Private driveway
- Gas central heating and double glazing







A naturally lit landing (with storage) on the first floor leads to three bedrooms and a bathroom. The bedrooms consist of two well-proportioned doubles with built-in wardrobes and a good-sized single with cupboard storage, all neutrally decorated and two with fitted carpets. Finally, the bathroom comprises a bath, a pedestal basin, a WC, a chrome towel radiator, and useful vanity storage. Gas central heating and double glazing ensure optimum comfort and efficiency all year round.

Externally, the home is accompanied by a good-sized rear garden, enjoying a favourable southeast-facing aspect and featuring a lawn with a leafy border, a patio, and a shed for outdoor storage. Off-street parking is provided by a private driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and fridge/freezer will be included in the sale.









## 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.









**OFFERS TO:**  
**22 Hardgate**  
**Haddington**  
**EH41 3JS**

**Tel: 01620 825 368**  
**Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

**HOUSE SALES**

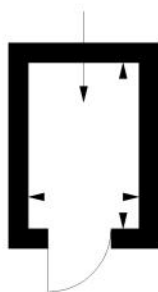
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

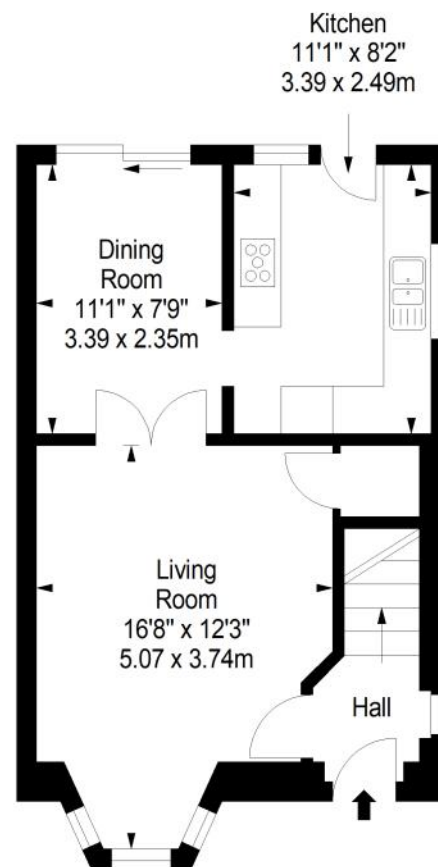
## FLOORPLAN

**Shed**  
 Approx. 2.9 sq. metres (31.2 sq. feet)

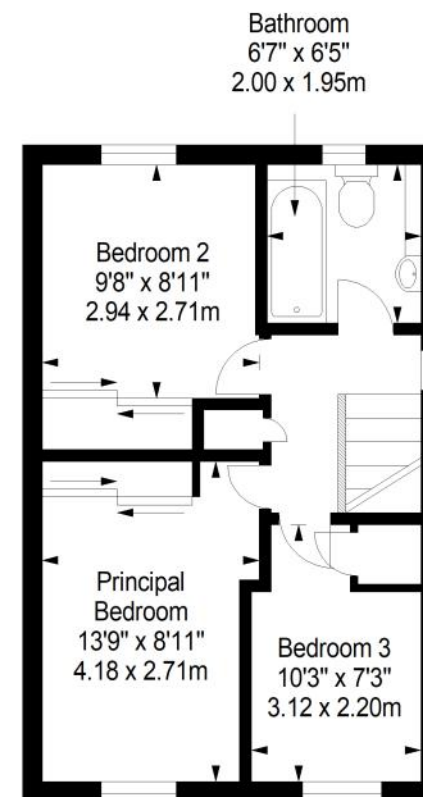
Shed  
 6'11" x 4'7"  
 2.10 x 1.40m



**Ground Floor**  
 Approx. 39.1 sq. metres (420.9 sq. feet)



**First Floor**  
 Approx. 37.4 sq. metres (402.6 sq. feet)



**Total area: approx. 79.4 sq. metres (854.7 sq. feet)**