

## 3 Gilberstoun Wynd Edinburgh EH15 2RR

**Offers Over £275,000**

- Large living/dining room with French doors to back garden
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms and single bedroom
- Fully tile shower room with electric walk in shower
- Gas central heating and double glazing
- Private front and rear gardens
- Off-street parking and single garage



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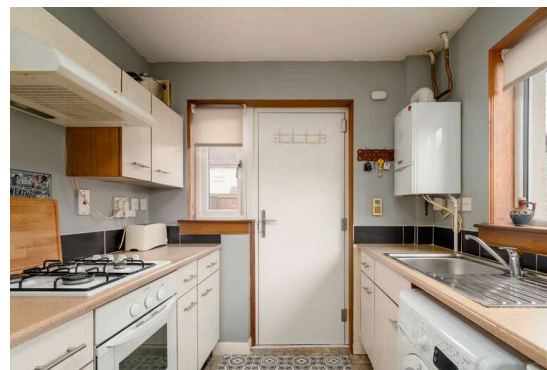
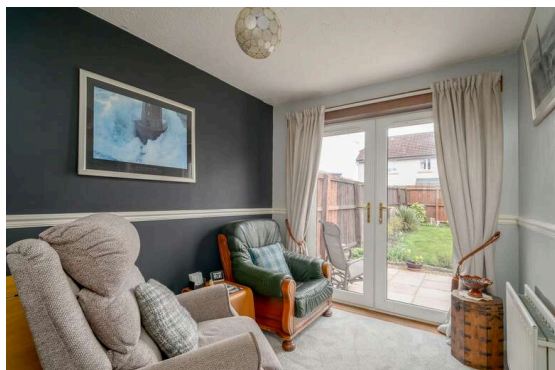
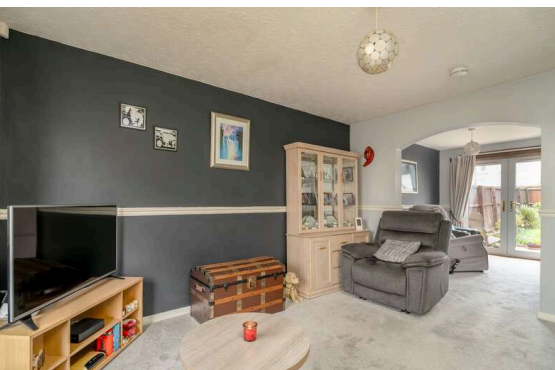
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EPC C



## Semi-Detached

Blair Cadell are delighted to bring to market this semi-detached home in the heart of Brunstane. With three bedrooms and large gardens to front and rear, the property would be the ideal family home and must be viewed.

The accommodation comprises of a large bay window living/dining room that is flooded with natural light from French doors that offer direct access to garden at the rear making it perfect for hosting friends and family. A galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two double bedrooms with the master featuring fitted wardrobes and a single bedroom which would also be a perfect home office. Fully tiled shower room fitted with a two-piece suite an electric walk in shower. The property benefits from gas central heating and double glazing throughout for maximum efficiency. There is a lovely private back garden laid to lawn with mature flower beds. Off-street parking for at least two cars along with a single garage.\*No warranties given for appliances\*

Gilberstoun Wynd situated in the East of Edinburgh can be easily reached via a frequent bus and rail service that is close by. There are excellent local primary and secondary schools plus Queen Margaret University is close by. A range of shopping facilities can be found nearby with a Tesco superstore and a large selection of specialist shops. Fort Kinnaird and Asda Jewel are just a short drive away offering a wide variety of different retail outlets and supermarkets including Marks and Spencers. Recreational facilities include excellent golf clubs, a sports centre, the famous local race track which hosts a range of events throughout the year and the cinema complex at The Fort.

**Viewing by appointment on 0131 337 1800**



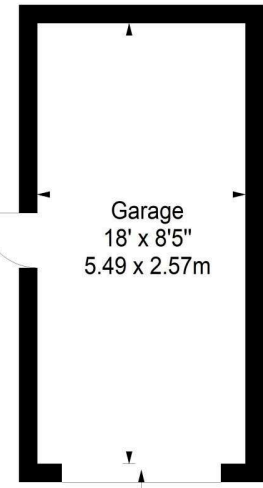
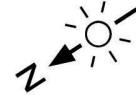


**Gilberstoun Wynd,  
Edinburgh, EH15 2RR**

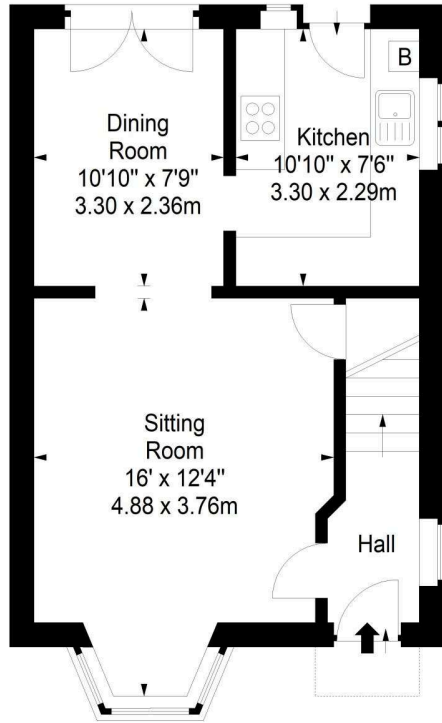


Approx. Gross Internal Area  
781 Sq Ft - 72.55 Sq M  
Garage

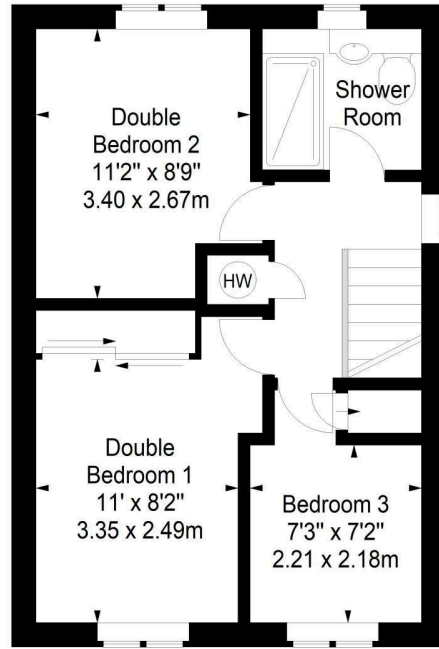
Approx. Gross Internal Area  
153 Sq Ft - 14.21 Sq M  
For identification only. Not to scale.  
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Ground Floor



Ground Floor



First Floor

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