



18 Brunstane Road
Joppa, Edinburgh, EH15 2QJ

A

"18 Brunstane Road is a generously proportioned, traditional semi-detached villa retaining many original features"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- SITTING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- WC
- BEDROOM 1 (DOUBLE)
- ENSUITE SHOWER ROOM
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 (DOUBLE)
- HOME OFFICE / BEDROOM 4
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY
- EXCELLENT LOCAL AMENITIES
- GOOD TRANSPORT LINKS









LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office, Bank of Scotland and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, Puregym, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.

DESCRIPTION

18 Brunstane Road is a generously proportioned, traditional four bedroom semi-detached villa, situated in the highly sought-after Joppa area.

The accommodation, which offers a flexible layout and retains many original features, comprises: entrance vestibule with encaustic tiles and cupboard off; welcoming entrance hall with WC off; sizeable sitting room with bay window allowing natural daylight to flood in, beautiful ornate ceiling rose and corning, feature fireplace and Edinburgh press; living room with ornate corning, Edinburgh press and folding doors leading to dining room with shelved recess and Edinburgh press; well-equipped kitchen with dual aspect windows and Velux; conservatory with exposed stone walls and access to sunny rear garden; staircase with cast iron balustrade leading to upper landing with a hatch to an extensive loft space; bright and spacious double bedroom 1 with bay window, ornate corning, ceiling rose and ensuite shower room off; double bedroom 2 with wash basin and Edinburgh press; double bedroom 3 with Edinburgh Press; home office / single bedroom 4 and family bathroom with electric shower over bath.

Further benefits include: gas central heating; period features; low maintenance front garden with drive way; side gate leading to enclosed rear garden mostly laid to lawn with mature shrubs and patio area; external access to a small cellar; unrestricted street parking; excellent local amenities and great transport links.

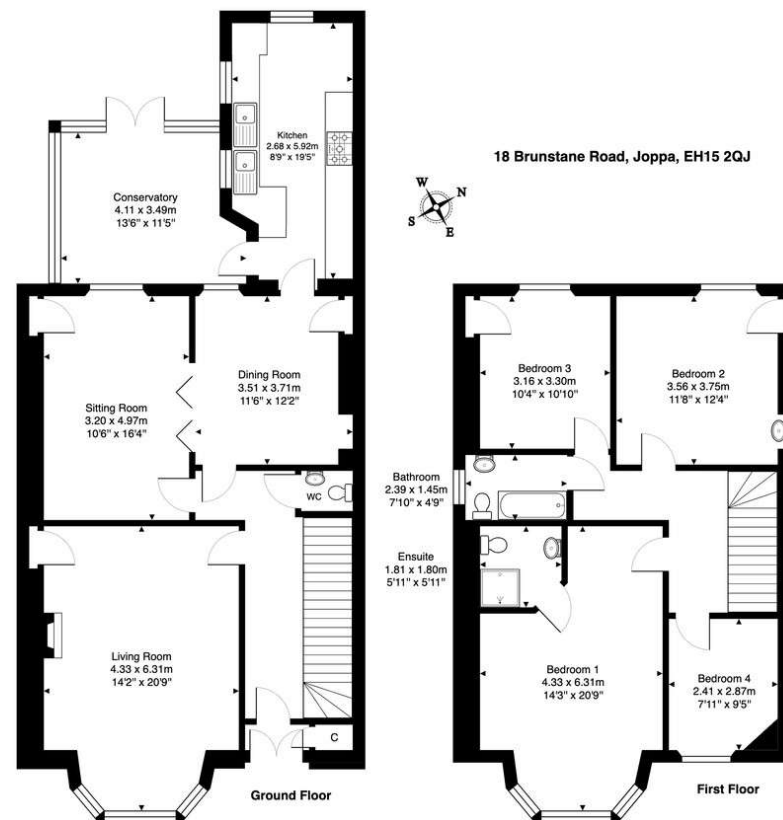
The energy efficiency rating for this property is band E.





18 Brunstane Road, Joppa, Edinburgh, EH15 2QJ

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

ZOOPLA

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565