



42 Brunstane Road
Edinburgh, EH15 2QR

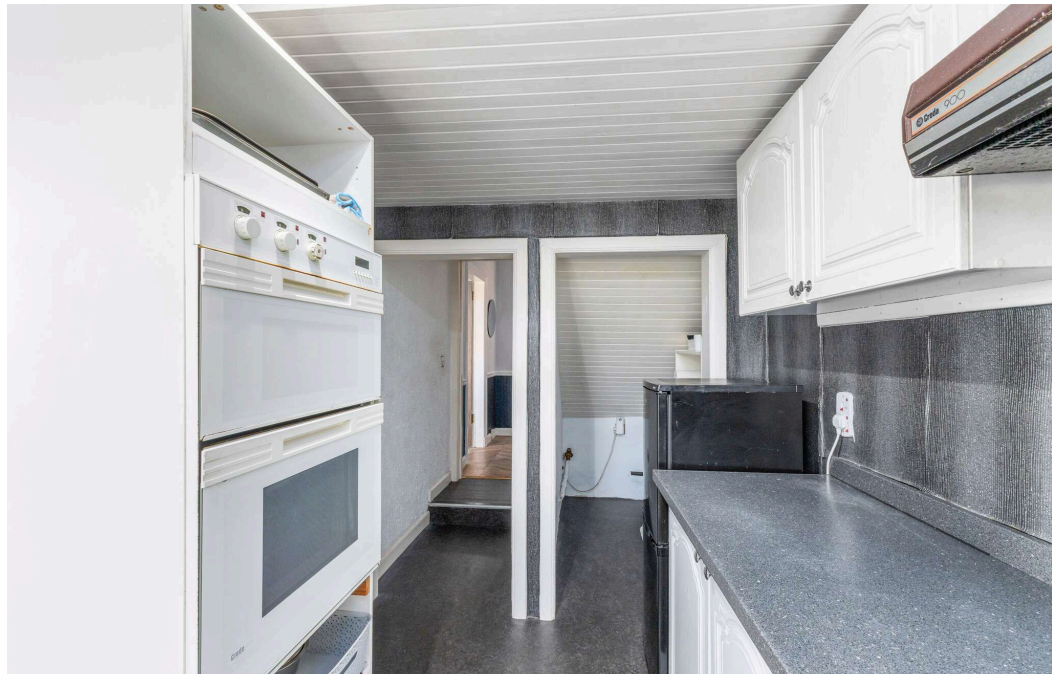
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"42 Brunstane Road is a spacious and charming three-bedroom terraced villa"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS
- ON STREET PARKING









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 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, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, 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. Sea swimming has become an increasingly popular year round activity.

COUNCIL TAX

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



DESCRIPTION

42 Brunstane Road is a spacious and charming three-bedroom terraced villa, located in the highly desirable area of Joppa. Having been freshly decorated prior to marketing and offered in excellent condition, the property boasts a flexible layout and retains many original features throughout. The accommodation comprises: entrance vestibule leading to a welcoming hallway with herringbone flooring and dado rail; bright and spacious living room with a bay window that fills the space with morning light, featuring a gas fire and original stripped flooring; versatile dining room large enough to comfortably seat eight, with French doors opening onto the enclosed garden; fitted kitchen with floor and wall-mounted units, contrasting worktop, ample understairs storage, and direct access to the west-facing garden; carpeted staircase leading to the half landing with family bathroom; the 1st floor boasts double bedroom 1 with bay window and fitted wardrobe space; rear facing double bedroom 2 and single bedroom 3 which completes the accommodation. Additional benefits include gas central heating, period features, double glazing, a low-maintenance front garden, an enclosed rear garden mostly laid to lawn with mature shrubs and patio area. There is also ample unrestricted street parking.

EPC RATING

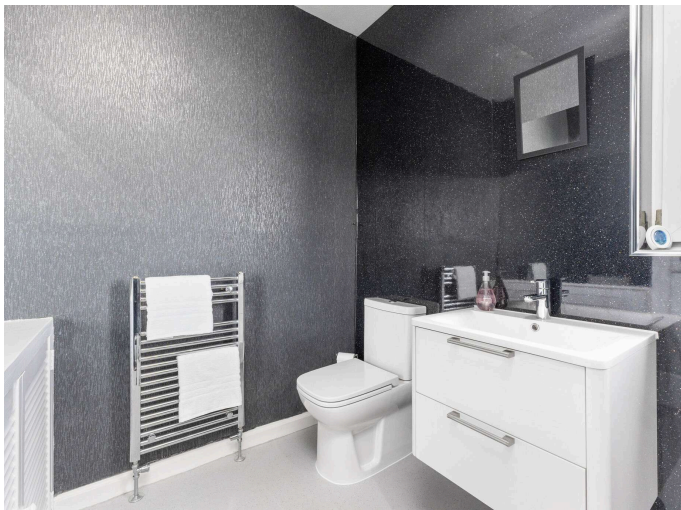
The energy efficiency rating for this property is band C.

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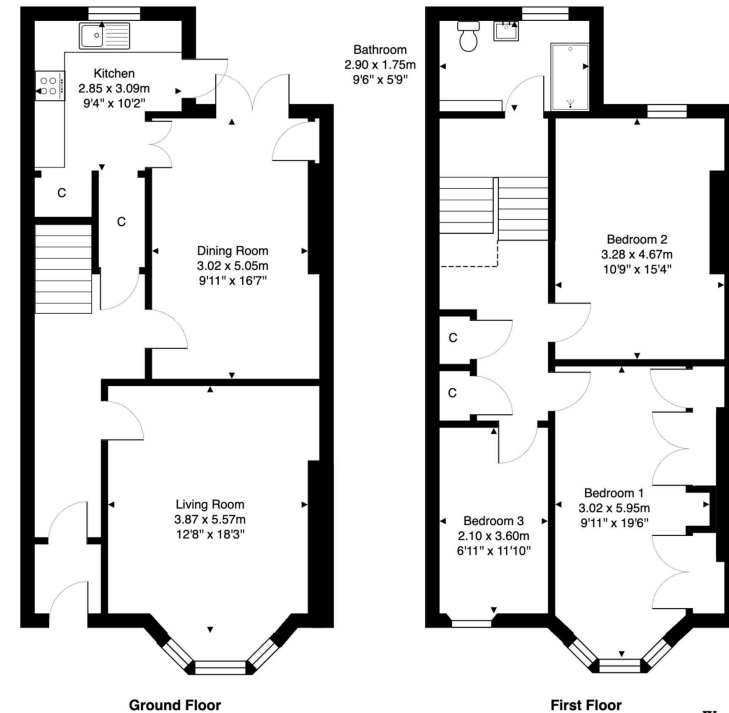




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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 119.4 m² ... 1285 ft²

All measurements are approximate and for display purposes only.



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