



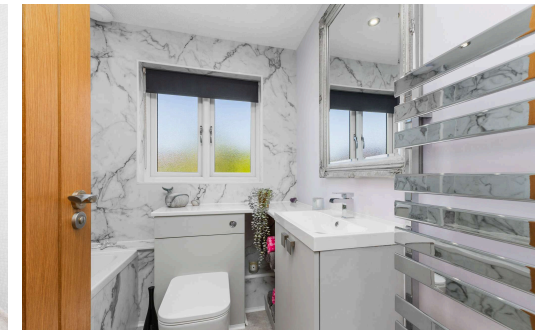
164 Gilberstoun
Edinburgh, EH15 2QZ

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"164 Gilberstoun is a wonderfully presented, three bedroom detached house, situated in the popular district of Brunstane"

- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN
- DINING ROOM
- CONSERVATORY
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- BEDROOM 3 / HOME OFFICE
- BATHROOM
- GAS CENTRAL HEATING
- ATTIC
- FRONT GARDEN WITH DRIVEWAY
- EV CHARGING POINT
- ENCLOSED REAR GARDEN
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops and 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, which is within a short walking distance, is one stop away from Waverly Station offering easy access 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 Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes, the King's Manor Hotel and Edinburgh College. Portobello Beach is great for a relaxed stroll.

COUNCIL TAX

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

DESCRIPTION

164 Gilberstoun is a wonderfully presented, three bedroom detached house, situated in the popular district of Brunstane.

The charming accommodation, which is offered in genuine move-in condition, comprises: welcoming entrance hall; generously proportioned living room with feature fireplace; dining room leading to bright and spacious conservatory with access to rear garden; stylish fitted kitchen with base and wall mounted units, integrated gas hob, electric oven and extractor hood, cupboard off and access to rear garden; carpeted stair to upper landing with cupboard off and attic hatch with Ramsay ladder leading to floored attic with strip lighting; double bedroom 1 with built-in mirrored wardrobe; rear facing double bedroom 2 with built-in mirrored wardrobe; bedroom 3 with built in wardrobe, which could be utilised as a home office and contemporary bathroom with mains operated shower over bath. Further benefits include: gas central heating; double glazing; low maintenance front garden; drive way with space for two vehicles and EV charging point; private south-west facing rear garden, laid to lawn with patio area and garden shed; unrestricted street parking; excellent local amenities; short distance from Portobello and great transport links. Early viewing is highly recommended.

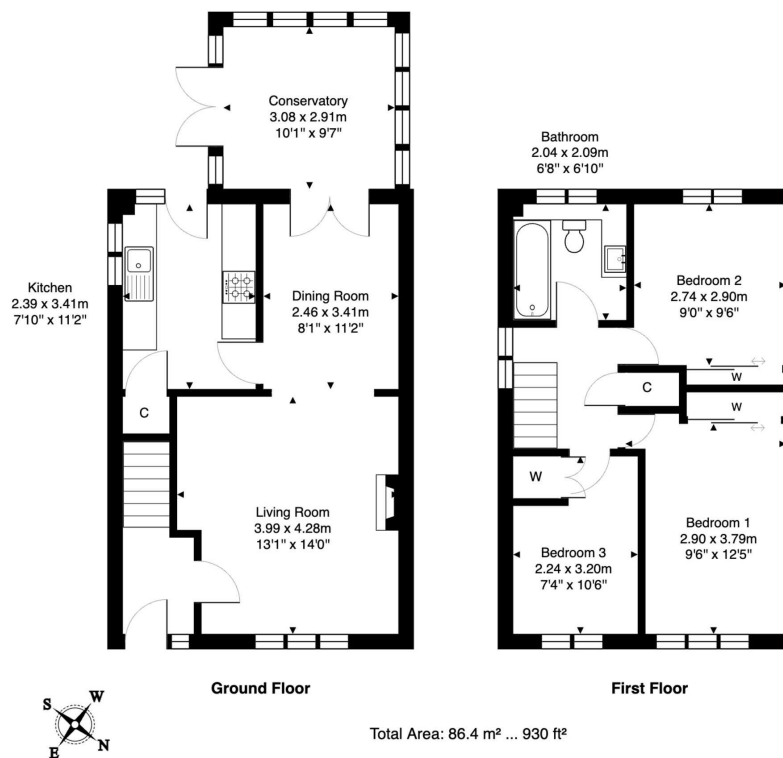
EPC RATING

The energy efficiency rating for this property is band C

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.



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