



15 Brunstane Bank
Edinburgh, EH15 2NS



"15 Brunstane Bank is a two bedroom end terrace house, with driveway and private rear garden, situated in the popular Brunstane district"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING / DINING ROOM
- KITCHEN
- WET SHOWER ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- SHOWER ROOM
- WC
- FRONT GARDEN WITH DRIVEWAY
- PRIVATE REAR GARDEN
- UNRESTRICTED STREET PARKING
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





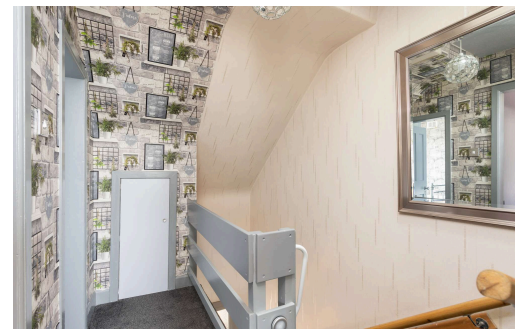
LOCATION

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, 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 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 and the King's Manor Hotel and outdoor bowling clubs. 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

15 Brunstane Bank is a well presented, two bedroom end terraced house situated in the south after district of Brunstane.

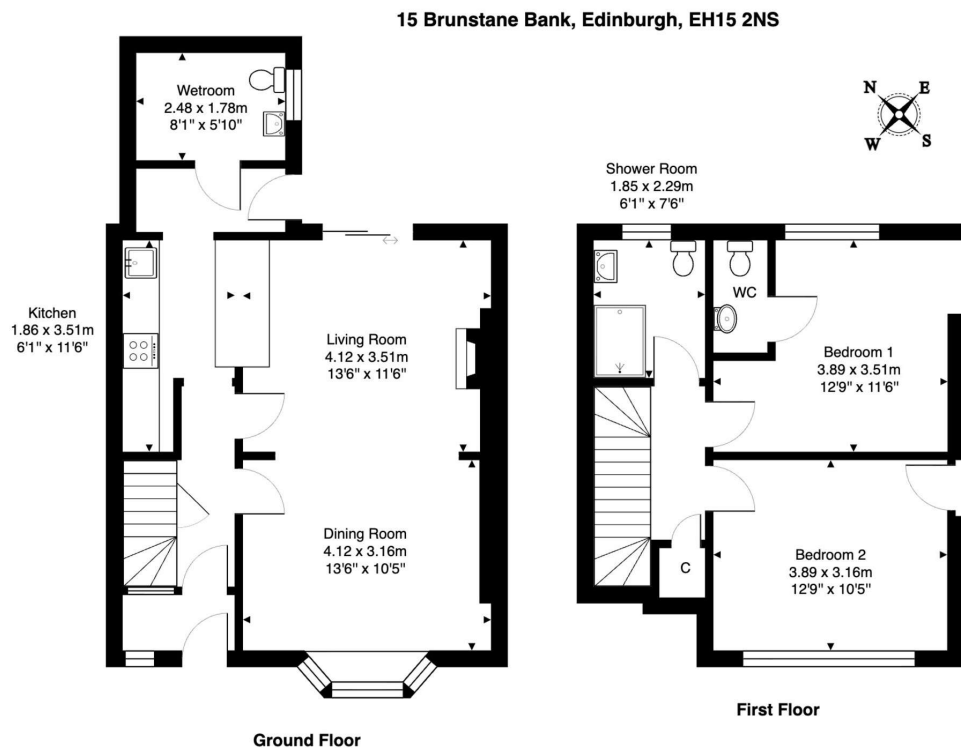
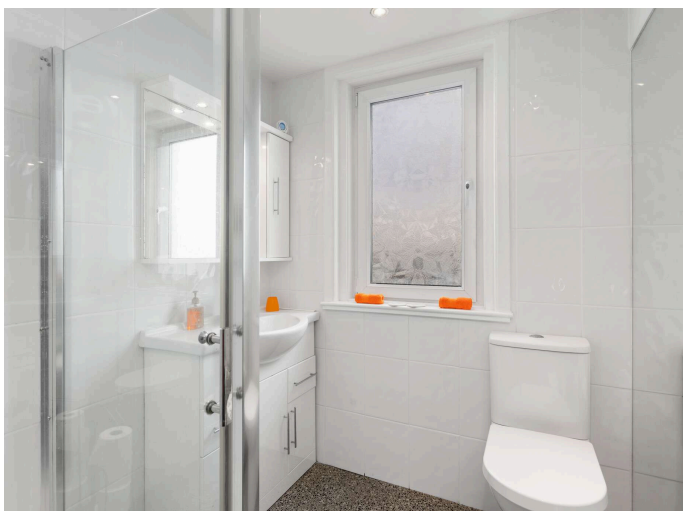
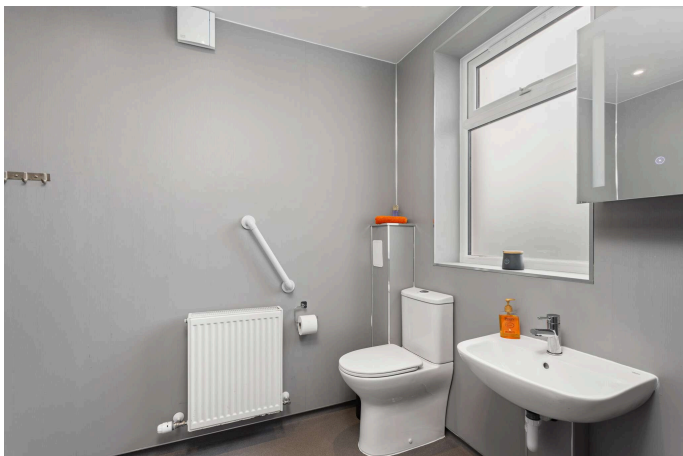
The accommodation comprises: entrance vestibule; welcoming hallway with under stair cupboard; generous, dual aspect living / dining room with bay window allowing natural daylight to flood in and sliding patio door leading to rear garden; well equipped kitchen with base and wall mounted units, serving hatch opening up to living room with breakfast bar; rear hall with access to garden and wet room with electric shower off; carpeted stair to upper landing with skylight and cupboard off; double bedroom 1 with WC off; double bedroom 2 and shower room with mains operated shower.

Further benefits include: gas central heating; double glazing; low maintenance front garden with driveway; side access leading to beautifully manicured enclosed rear garden laid to lawn with mature shrubs and raised decking area; unrestricted street parking; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band D

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.



Total Area: 90.2 m² ... 970 ft²

All measurements are approximate and for display purposes only.



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