



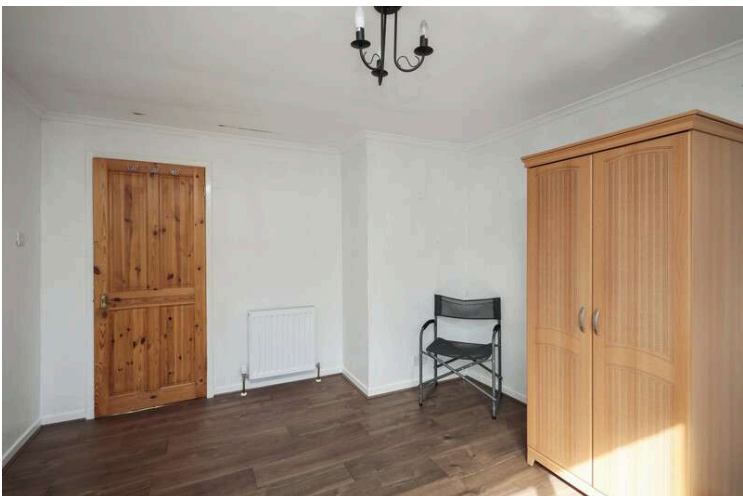
18/5 Bailie Terrace, Edinburgh, EH15 3BU

www.mcdougallmcqueen.co.uk



Welcome to Baillie Terrace, a fabulous opportunity for the first time buyer, small family or investment opportunity, this bright and spacious two bedroom second floor flat offers well-proportioned accommodation forming part of a block of eight. The property is ideally located in the popular residential district of Brunstane lying to the east of Edinburgh city centre close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Front facing living room.
- Kitchen equipped with a range of wall and base units, white goods to be included.
- Rear facing double bedroom with lovely views of the Pentlands and Arthur's Seat, wardrobes can be included in the sale.
- Front facing double bedroom, wardrobes can be included in the sale.
- Bathroom comprising WC, wash hand basin, shower cubicle and ladder radiator.
- Double glazing.
- Gas central heating.
- Private area of the rear garden.
- Unrestricted on street parking



Location

The property is situated within the desirable district of Brunstane which lies to the east of Edinburgh City Centre and offers good day to day amenities. Also, within easy reach there are a good assortment of pleasant outdoor spaces including Portobello beach, Figgate Park, Duddingston Loch and Arthur's Seat. The charming conservation area of Duddingston Village is within close proximity, as are Craigenlinny and Prestonfield golf courses. There are excellent commuter links to Edinburgh City Centre and beyond via Brunstane train station, the City Bypass and a frequent bus service. Further amenities can be found in Edinburgh City Centre, The Fort Kinnaird retail park which offers a good choice of high street stores and nearby Asda superstore at The Jewel.

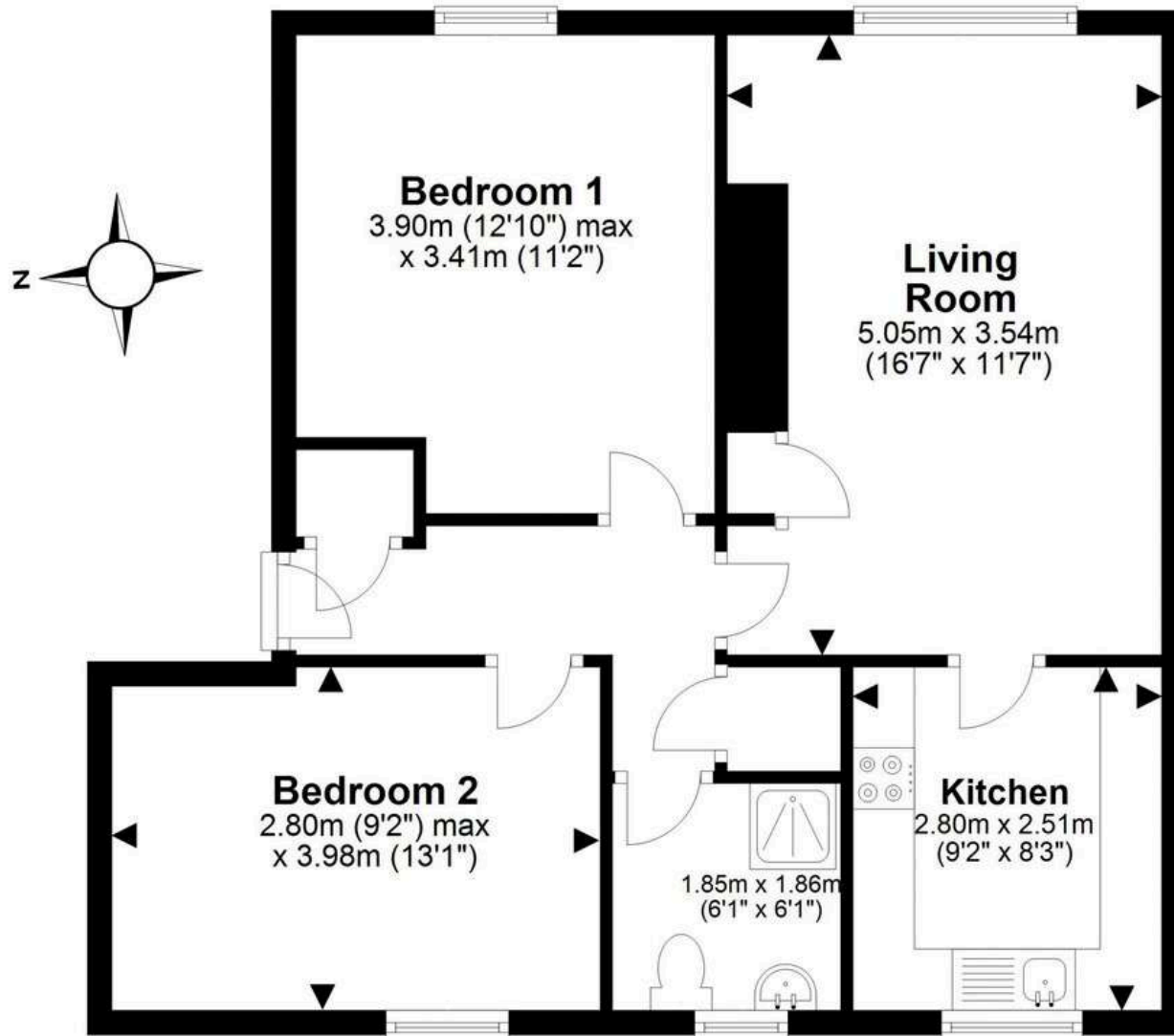
Extras

The integrated kitchen appliances, curtains, blinds, wardrobes in the bedrooms and fitted floor coverings are included.

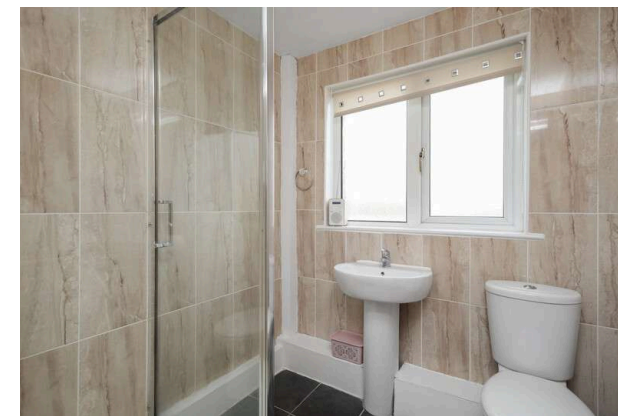
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

