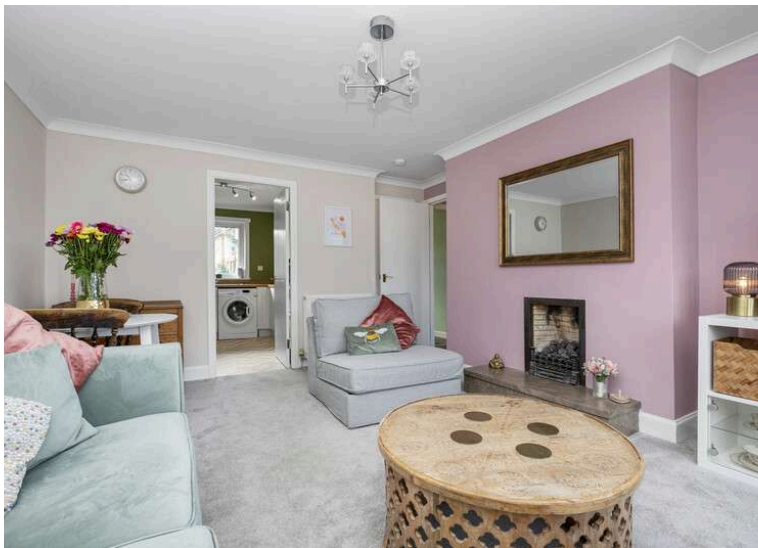




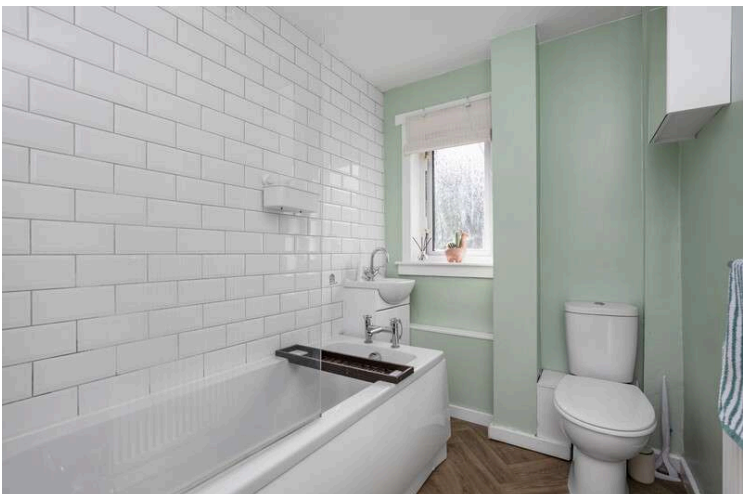
2/5 Christian Grove, Edinburgh, EH15 3AG

www.mcdougallmcqueen.co.uk



Welcome to Christian Grove, this well-proportioned two bedroom top floor flat offers bright and spacious accommodation with secure entry and a private garden area to the rear. The property is set on a quiet street, close to Portobello Beach and Arthur's Seat and located within the popular Brunstone area of Edinburgh lying to the east of Edinburgh's 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, meter cupboard, hatch to attic storage.
- Living/dining room front facing, door accesses the kitchen.
- Fully fitted kitchen with a range of wall and base units, white goods to be included in the sale.
- Front facing double bedroom with ample space for free standing furniture.
- Double bedroom rear facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating - boiler located in the attic.
- Double glazing throughout.
- Private garden to the rear.
- On street parking available.
- Downstairs store



Location

Brunstane is a suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello and Musselburgh. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Jewel and Esk Valley College catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the city. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.

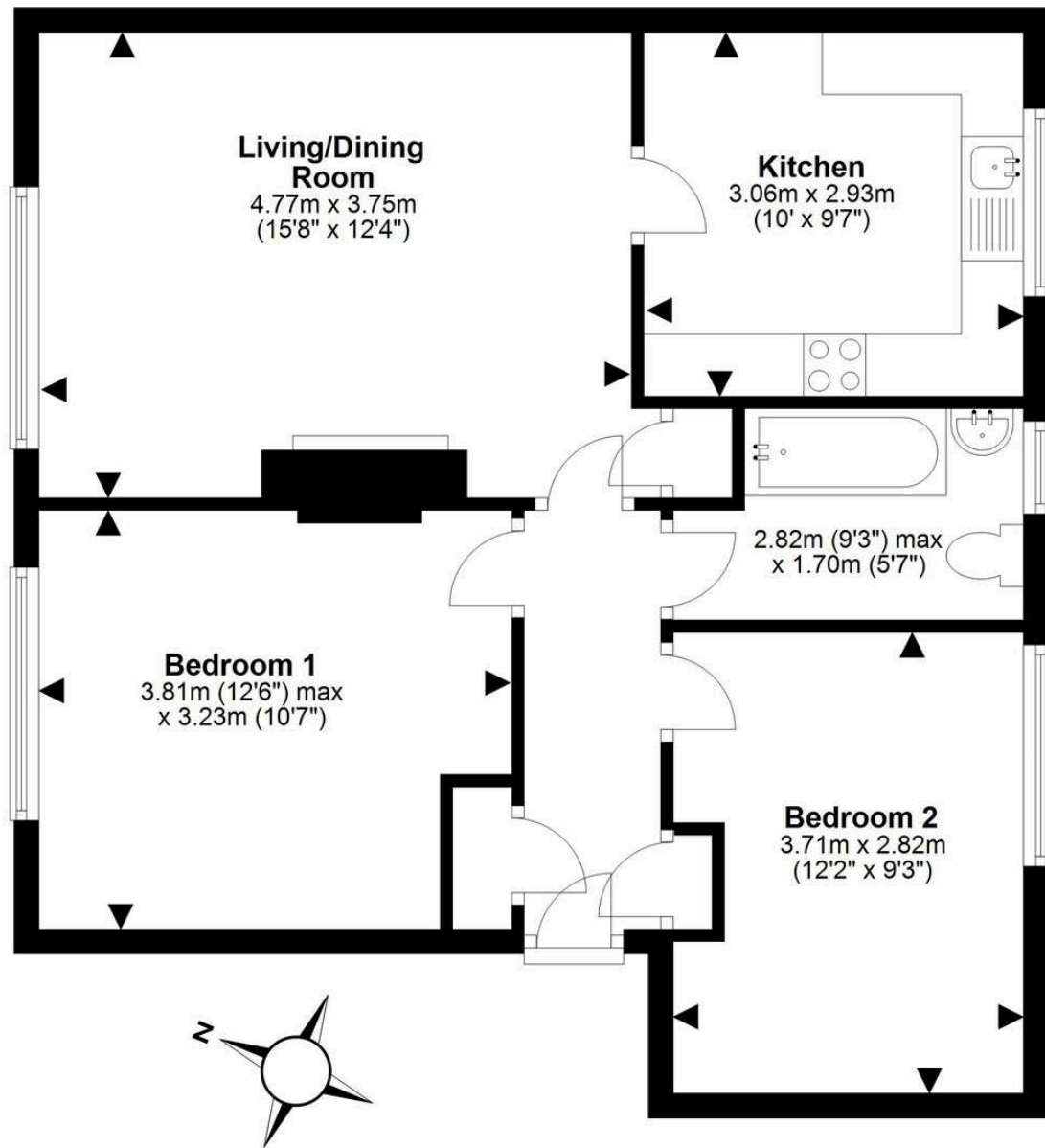
Extras

Included in the sale are the integrated appliances and white goods in the kitchen, curtains & blinds where fitted, all fixtures & fittings and floor coverings.

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.

