





Welcome

Welcome to Gilberstoun Loan, this well-maintained two-bedroom end of terrace property offers a perfect blend of comfort and convenience. Ideal for first-time buyers, small families, or those seeking a peaceful retreat with easy access to local amenities and transport links. The property features a bright and spacious accommodation arranged over two floors, creating a warm and welcoming atmosphere. Externally, the property benefits from a private, low-maintenance garden areas to the front, side and rear, perfect for relaxing or entertaining, along with an off street parking bay, further on street parking available. Located within easy reach of local shops, schools, and parks, this home is ideal for those who appreciate a quiet yet connected location, with great transport links to the city centre and beyond, it offers both comfort and convenience. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance hallway
- Front facing living room
- Dining kitchen
- Two bedrooms
- Stylish bathroom
- Partially floored attic accessed by a fixed ladder
- Gas central heating
- Double glazing throughout
- Driveway, with further on street parking





Brunstane

Gilberstoun Loan is a peaceful and highly desirable area located just on the outskirts of the city, offering the perfect balance of suburban tranquillity and urban convenience. This charming location benefits from a strong sense of community, with tree-lined streets, well-maintained properties, and a quiet atmosphere ideal for family living. The area is well-connected by public transport, with bus and train services providing easy access to the city centre, making it perfect for commuters. For those who prefer to drive, there are excellent road links nearby, ensuring quick and easy access to surrounding areas, including major shopping centres, business hubs, and scenic parks. Local amenities are just a short walk or drive away, including convenience stores, cafes, schools, and recreational facilities, making everyday life effortless. The nearby parks and green spaces also provide plenty of opportunities for outdoor activities, whether it's a leisurely walk, picnic, or family outing. Gilberstoun Loan offers a relaxed, residential atmosphere with all the benefits of being close to the vibrancy of city life, making it an ideal location for those seeking a peaceful, yet connected, place to call home.

Extras

The integrated kitchen appliances and the wine fridge in the kitchen unit, curtains, blinds, fitted floor coverings and Garden shed are included.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

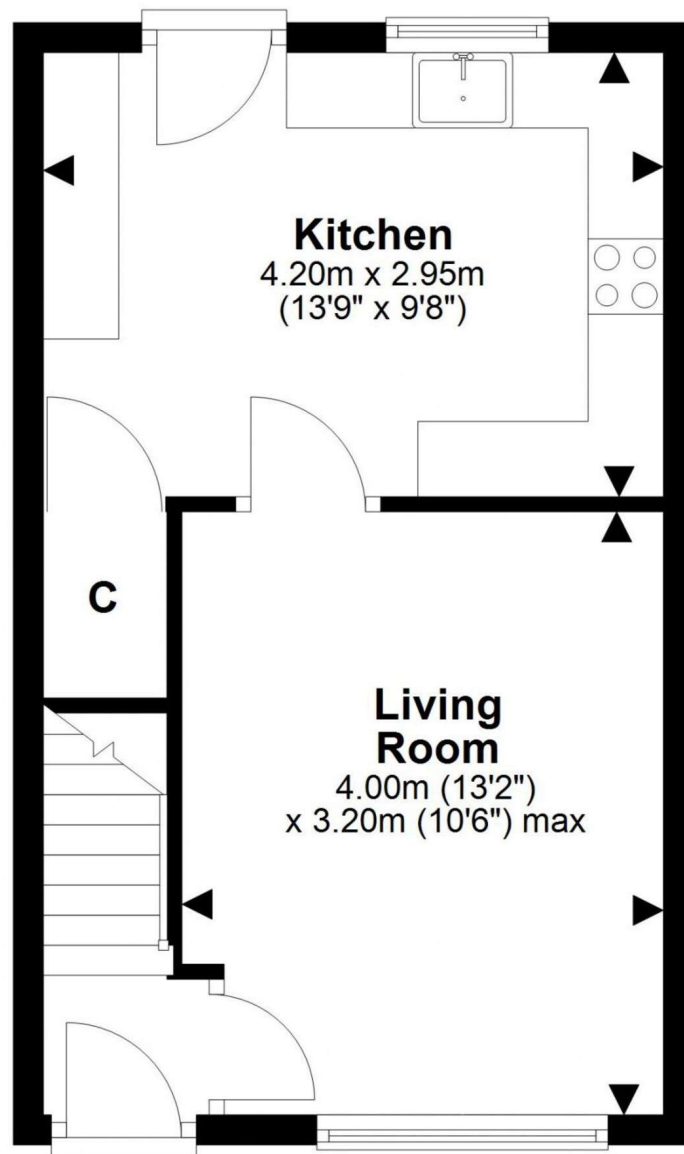
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

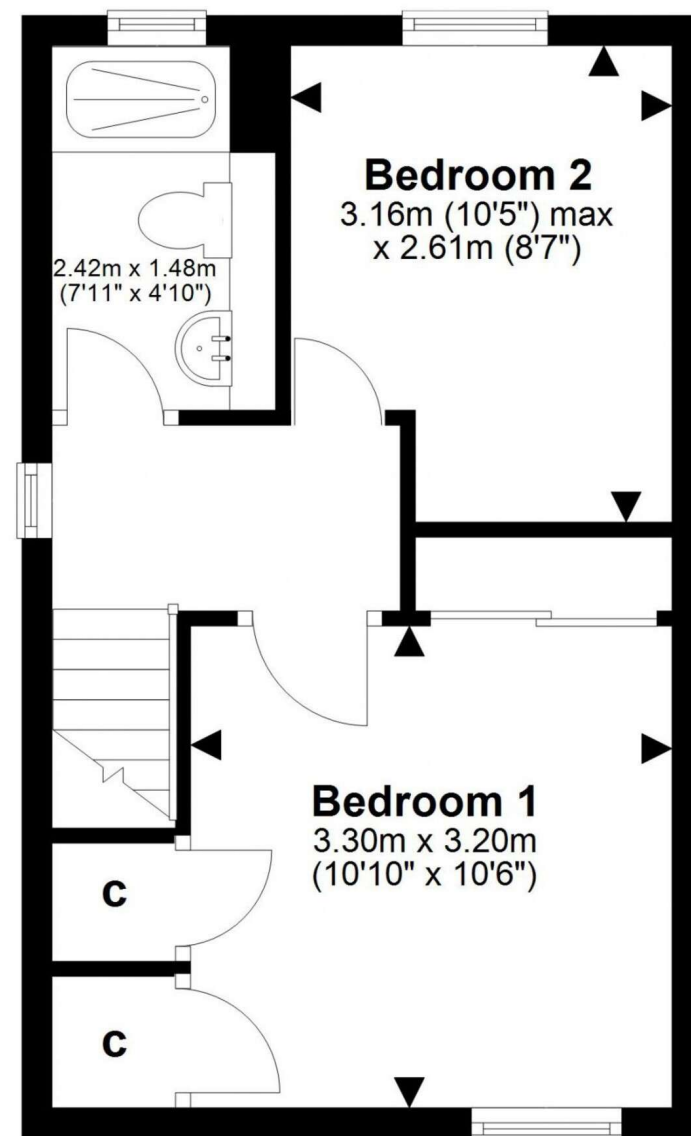
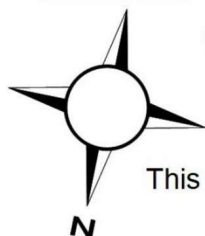


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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