

# 5/3 Brunstane Road North

JOPPA, EDINBURGH, EH15 2DL



*Bright and spacious ground-floor flat situated within a few minutes' walk from Portobello Beach*



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McEwan Fraser Legal is delighted to present this bright and spacious two-bedroom ground-floor flat in this sought-after development in Joppa.

# THE LIVING ROOM



The accommodation comprises an entrance stairwell; secure door entry system; vestibule; hallway with two storage cupboards; living room and a fitted kitchen.

# THE KITCHEN





There are two bedrooms; double bedroom one with a built-in wardrobe; double bedroom two with a built-in wardrobe, and a bathroom with a separate shower cubicle.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2

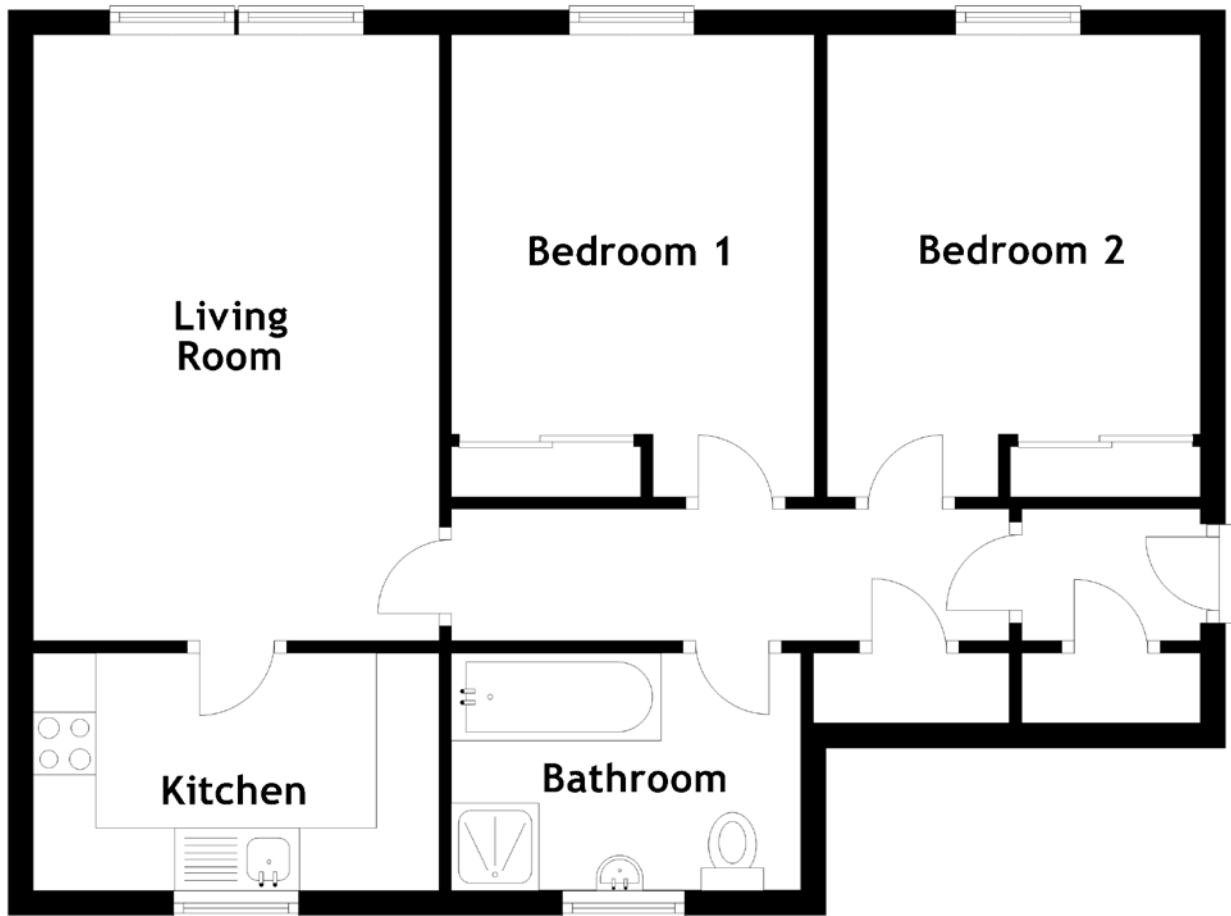


Further benefits include electric storage heating, double glazing, private parking space, communal garden, a close walk to Portobello beach and High Street with a variety of outlets, regular transport links into town and down the east coast and quick access to the City Bypass and beyond.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

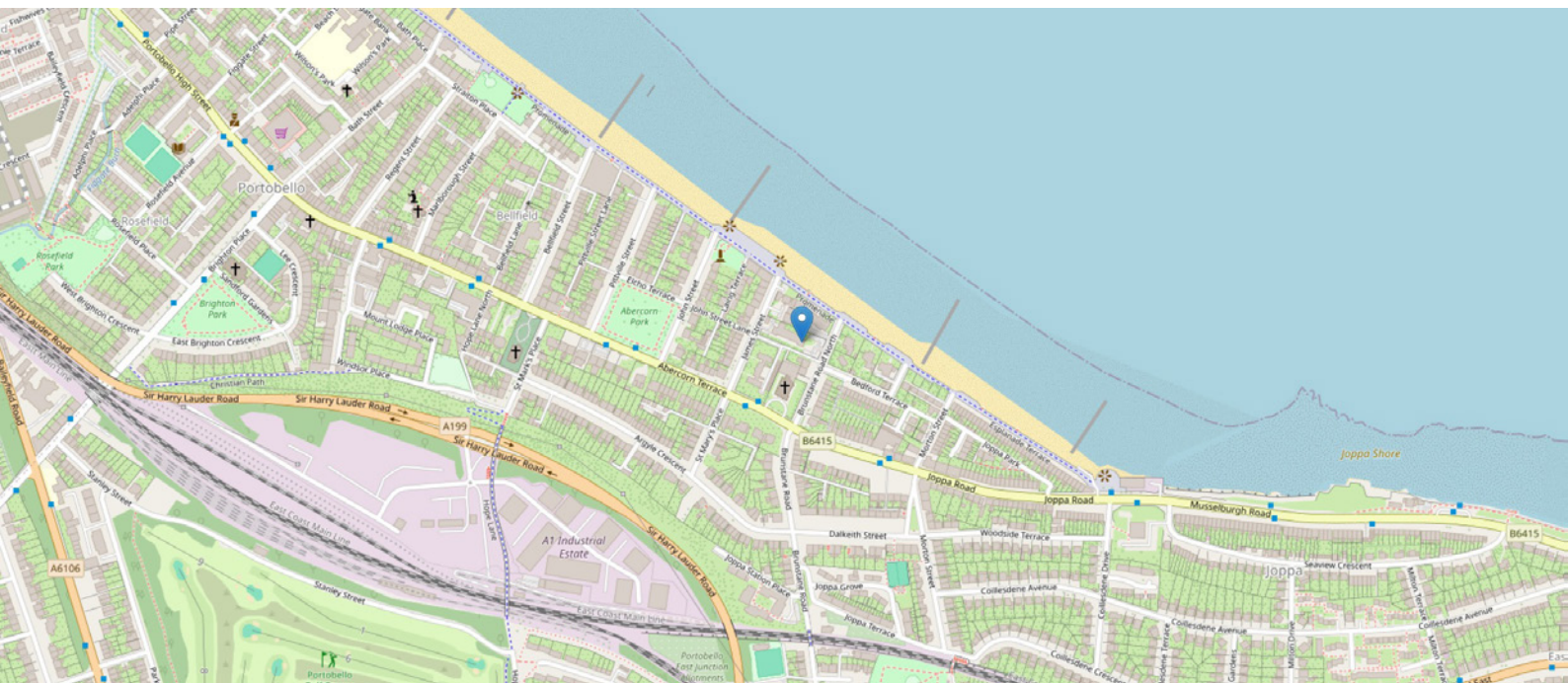


Approximate Dimensions (Taken from the widest point)

Living Room 4.85m (15'11") x 3.25m (10'8")  
 Kitchen 3.25m (10'8") x 1.90m (6'3")  
 Bathroom 2.80m (9'2") x 1.90m (6'3")

Bedroom 1 3.70m (12'2") x 2.91m (9'7")  
 Bedroom 2 3.70m (12'2") x 2.84m (9'4")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
 EPC Rating: D





# THE LOCATION

Portobello is a very popular destination located to the East of Edinburgh's city centre. In the High Street area itself, there is an abundance of shopping facilities serving everyday and monthly requirements so there is little need to venture from the area. For those who feel their needs are greater, there is an Asda supermarket located just a short drive from the property.





In the vicinity, there is also a number of recreational facilities including many delightful walks along the promenade and beach and there are many fine golf courses in the area. On the promenade for eating or coffee, there is The Beach House, The Espy, The Tide and to the east the Dalriada. On the Highstreet in Portobello, there are wine shops and pubs, and for eating or carry-out there are Chinese and Indian as well as fish and chips shops and other takeaways. There is a local indoor swimming pool and fitness suite for those who like to keep fit. For sporty individuals, there are also local artificial football pitches and a sailing and rowing club.

Local schooling at both primary and secondary levels can also be found in close proximity to this property. There is a regular bus service virtually on your doorstep that will take you west, heading towards Edinburgh city centre, or east via the nearby area of Joppa on to Musselburgh and beyond.



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Text and description  
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