

59 Gilberstoun Loan

EDINBURGH, EH15 2RQ



*SPACIOUS MODERN LIVING IN A PRIME
LOCATION ON GILBERSTOUN LOAN*



0131 524 9797

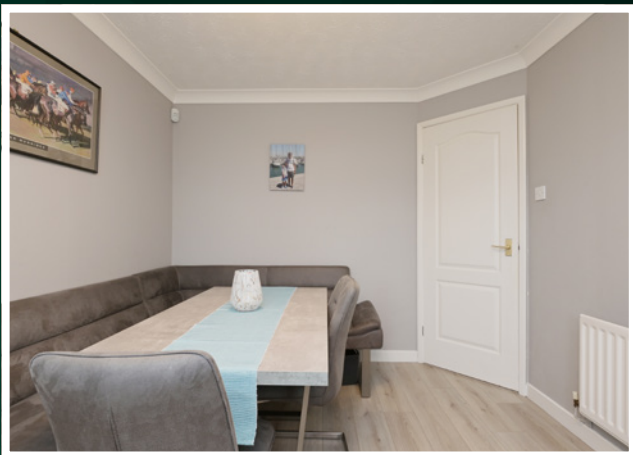


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Located within a quiet cul-de-sac in the sought-after area of Gilberstoun, this beautifully presented property offers a spacious and welcoming living environment with modern finishes throughout. Perfect for families or anyone looking for extra room, the home combines style, practicality, and comfort. With private parking, a garage, and an extensive garden, this home provides everything you need for contemporary family living.



The ground floor boasts a convenient downstairs WC, making it ideal for guests or family members. The dining area is bright and spacious, with triple bay windows that allow natural light to flood the room, creating a warm and inviting space. The kitchen is modern and well-equipped with integrated appliances, tiled floors, and a bright, airy atmosphere that makes it a joy to cook and entertain in.



The living room is generously sized and opens into the conservatory through sliding doors, offering a seamless connection between the indoor and outdoor spaces. The conservatory is a wonderful, sun-drenched space with numerous windows, creating an airy and light-filled atmosphere. It offers ample space to provide additional social seating and provides direct access to the garden.







The accommodation includes four well-proportioned bedrooms, each offering ample natural light and space, with Bedroom 1 benefiting from a mirrored fitted wardrobe, while Bedrooms 2 and 3 also enjoy built-in storage. There is one bathroom upstairs and an en suite.





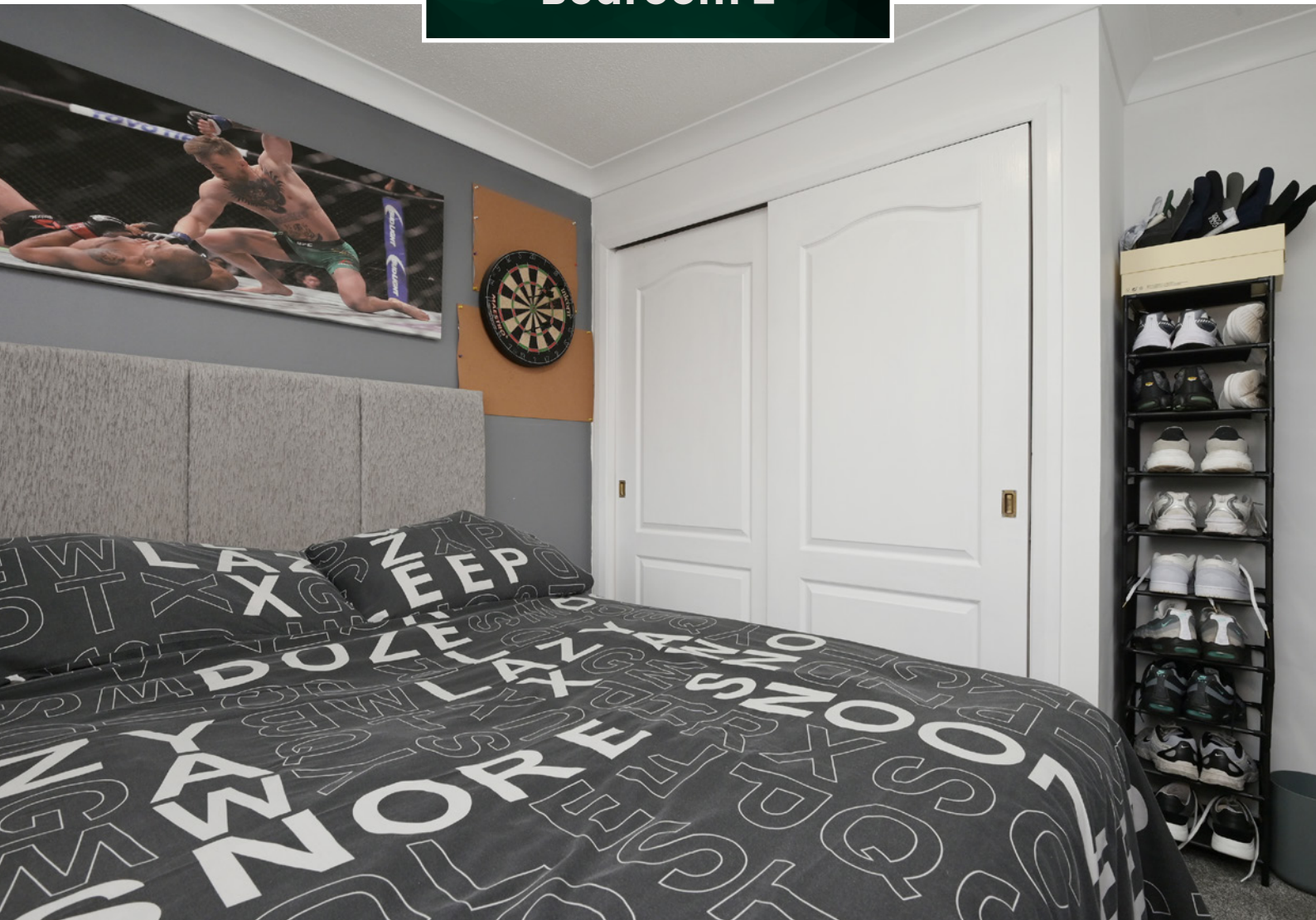
BEDROOM 1



EN-SUITE



Bedroom 2





Bedroom 3

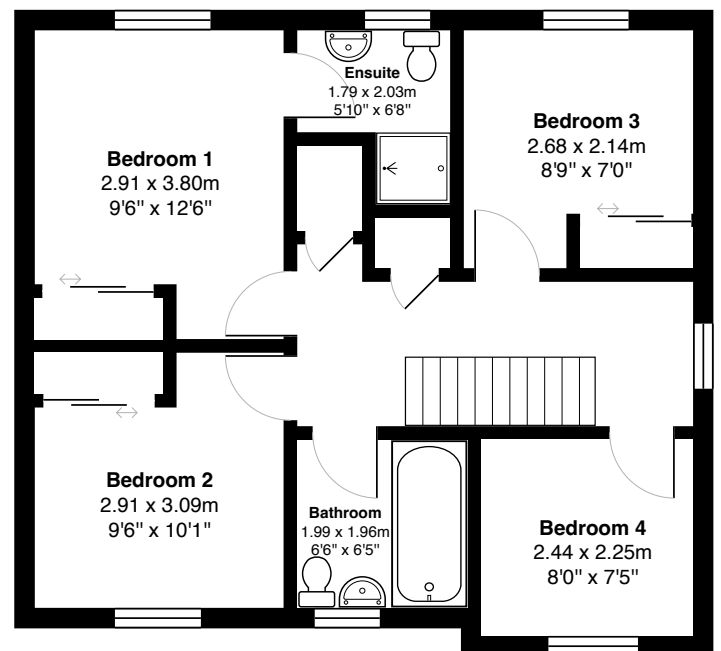
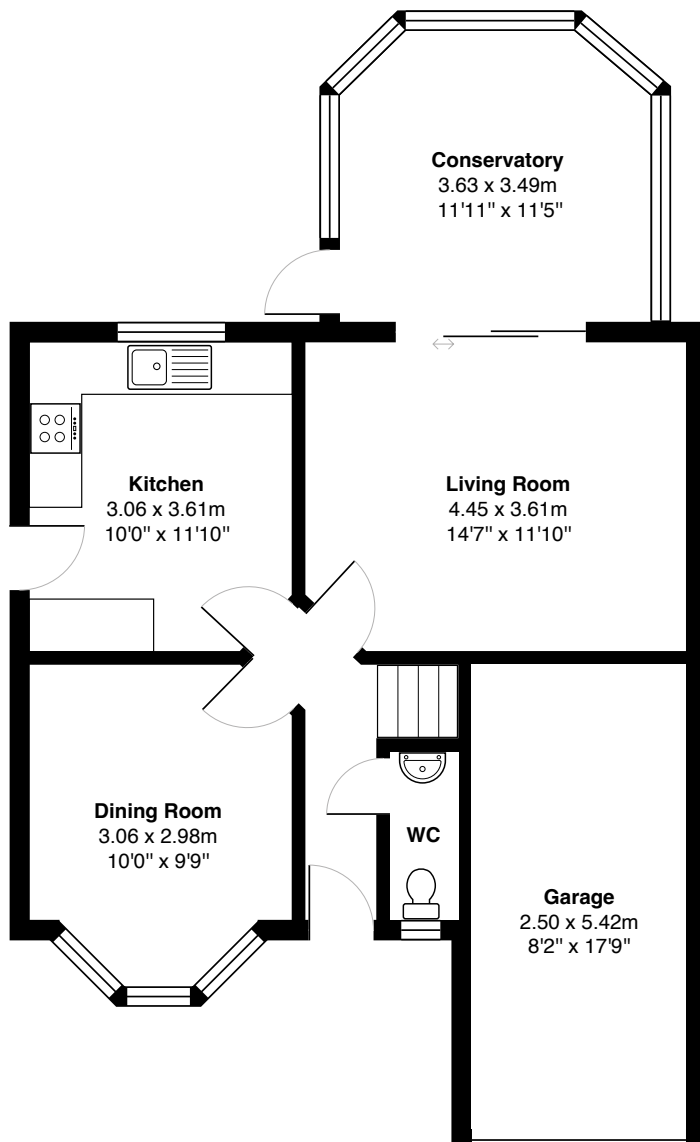




Bedroom 4







Gross internal floor area (m²): 107m²

EPC Rating: C

Outside, the property boasts extensive garden space to the front, rear and side with two patio areas, complete with a garden shed. The garden can be accessed from both sides of the property via gates and is perfect for enjoying the outdoors. A paved path leads from the conservatory to a lovely area, ideal for hosting outdoor meals or enjoying time with family and friends. The garden also features a well-maintained grassy area, which is fully fenced for privacy, and a grassy lawn to the side of the house.





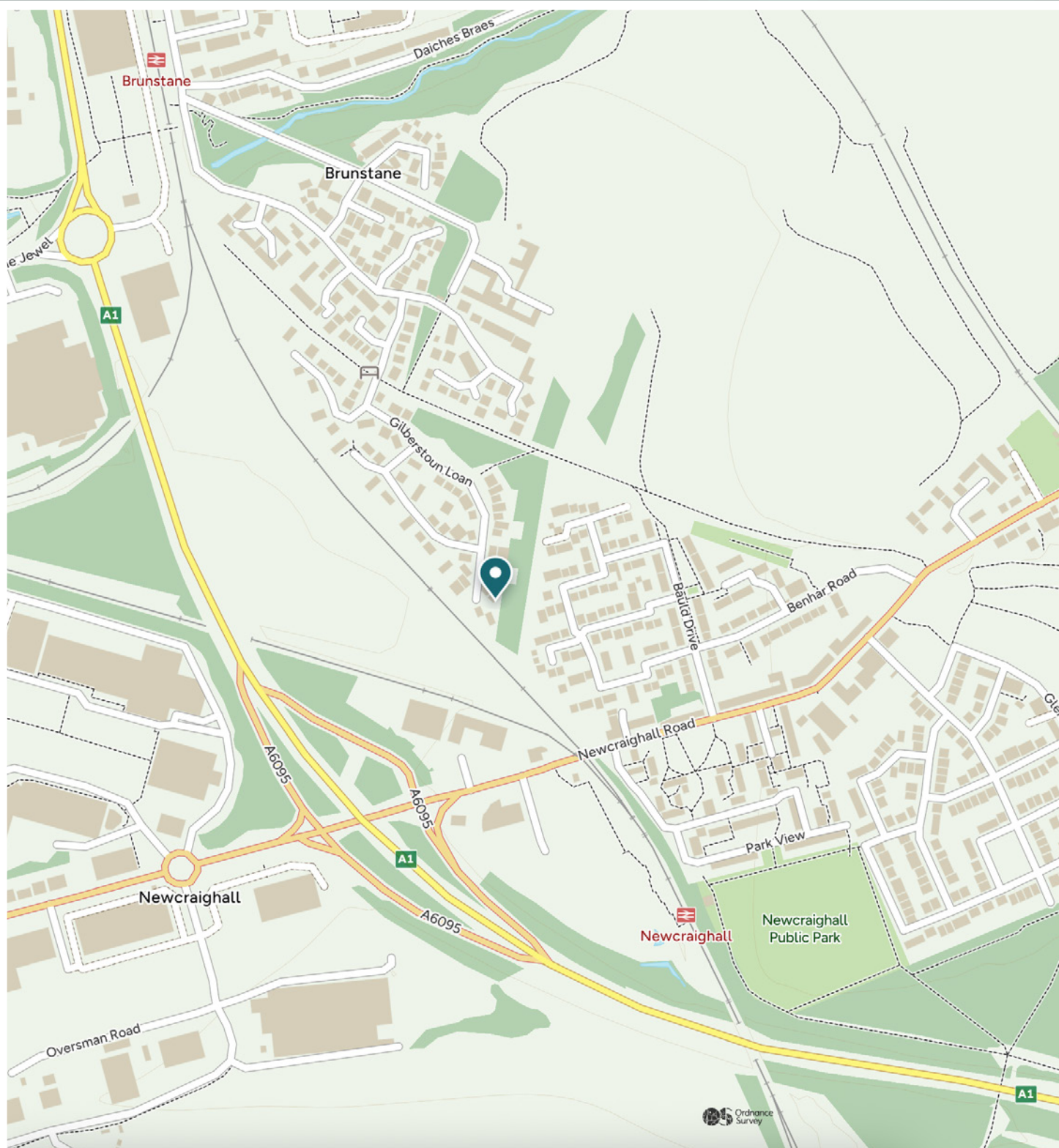
The property enjoys a superb position nestled between Brunstane and Newcraighall, offering excellent transport links and a wealth of local amenities. Both Brunstane and Newcraighall train stations are within a 10-minute walk, providing swift access into Edinburgh and beyond. Regular bus services are also close by.

Go Shopping , catch a film, and enjoy a meal at Fort Kinnaird, whilst everyday shopping is convenient with ASDA and The Range both within walking distance, while Portobello and Musselburgh High Streets offer a wide choice of independent shops, cafés, and restaurants.

For leisure, residents can enjoy Portobello Beach, Fisherrow Harbour, and the scenic Newhailes House & Gardens (NTS), all just a short stroll away. Bannatyne's Gym is nearby, along with a number of golf courses and the famous Musselburgh Racecourse. Holyrood Park and Arthur's Seat are also within easy reach for those who enjoy outdoor pursuits.

Families are well catered for with nearby schooling options including Newcraighall Primary and Portobello High School, with Queen Margaret University also located close at hand.

The Location



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