



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/5 Christian Crescent

Brunstane, Edinburgh, EH15 3AE

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Nestled beside a golf course, this two-bedroom second-floor flat forms part of a popular development with a desirable location in Brunstane. It is within easy reach of schools, transport links, and fantastic amenities (including Fort Kinnaird), and it is just a short walk from Portobello Beach. The home itself further benefits from elegant interior design and quality finishings. It offers bright and airy rooms, and includes a stylish breakfasting kitchen and shower room. It is a delightful home for first-time buyers, city professionals, and young families alike.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Property Summary

- Second-floor flat in excellent decorative order
- Sought-after location in Brunstane
- 15 minutes by car from Edinburgh city centre
- Hall with two built-in cupboards
- Living/dining room with focal-point fireplace
- Monochrome-inspired breakfasting kitchen
- Two double bedrooms (one with fitted wardrobe)
- Contemporary three-piece shower room
- Private cellar for additional storage
- Well-maintained communal garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £155,000





Two-bedroom second-floor flat in excellent decorative order, in a desirable location in Brunstane, just a short walk from Portobello Beach.



Let us help you find your next
dream property!



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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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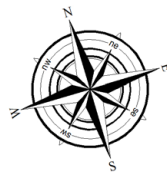
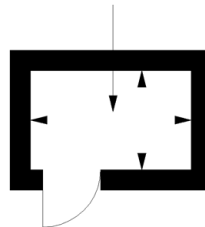
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Cellar

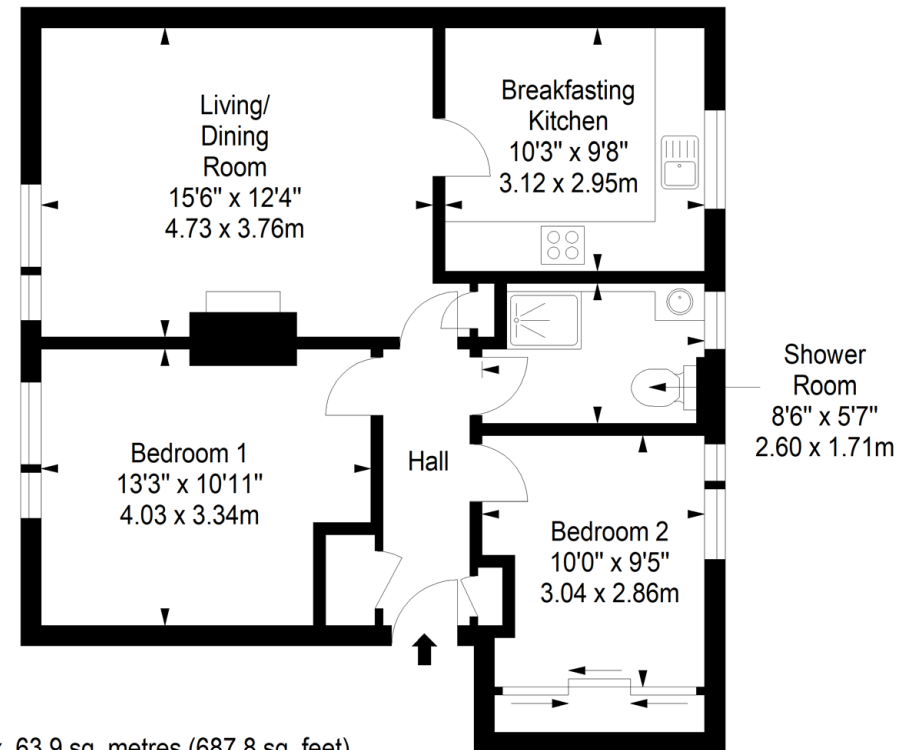
Approx. 2.2 sq. metres (23.7 sq. feet)

Cellar
6'4" x 3'10"
1.92 x 1.18m



Second Floor

Approx. 61.7 sq. metres (664.1 sq. feet)



Total area: approx. 63.9 sq. metres (687.8 sq. feet)