



115 Gilberstoun
BRUNSTANE | EDINBURGH | EH15 2RA


warners
solicitors & estate agents



115 Gilberstoun

BRUNSTANE | EDINBURGH | EH15 2RA

Warners are delighted to present to the market this immaculately presented, four-bedroom detached family home with an abundance of garden space to the rear and situated within the popular residential district of Brunstane, east of Edinburgh city centre.

Upon entering the property, you are greeted with a welcoming entrance hallway which provides access to a spacious carpeted lounge with a south-west facing bay window which allows natural light to flow seamlessly through the room. Glass double doors leads to a bright and airy kitchen/diner which offers a fantastic open plan space for hosting. The kitchen is fitted with modern white base units with granite work surfaces and integrated electric over with gas hob. Completing the downstairs accommodation is a large fourth bedroom with built in wardrobes, which offers an excellent space after a successful garage conversion. The upper level of the property comprises of three further well-proportioned bedrooms, each with ample space to include free-standing bedroom furniture. The principal bedroom also benefits from built-in wardrobes with sliding doors which make great use of the space and provide valuable storage. Completing the accommodation internally, is a newly fitted bathroom which is fully tiled and offers a modern three-piece white suite with shower over bath.

Externally, the property benefits from well maintained garden grounds to both the front and rear of the property. The private rear garden is laid to lawn and patio area to the side of the property offers an excellent outdoor space to dine al fresco. To the front, the property has a paved path with a pebbled parking area offering easy off-street parking.

- Immaculately presented, four-bedroom family home
- An abundance of green garden space to the rear
- Four well-proportioned bedrooms with ample space for furniture
- Modern kitchen with white units and space for dining
- Newly fitted bathroom suite
- Pebbled driveway for off-street parking

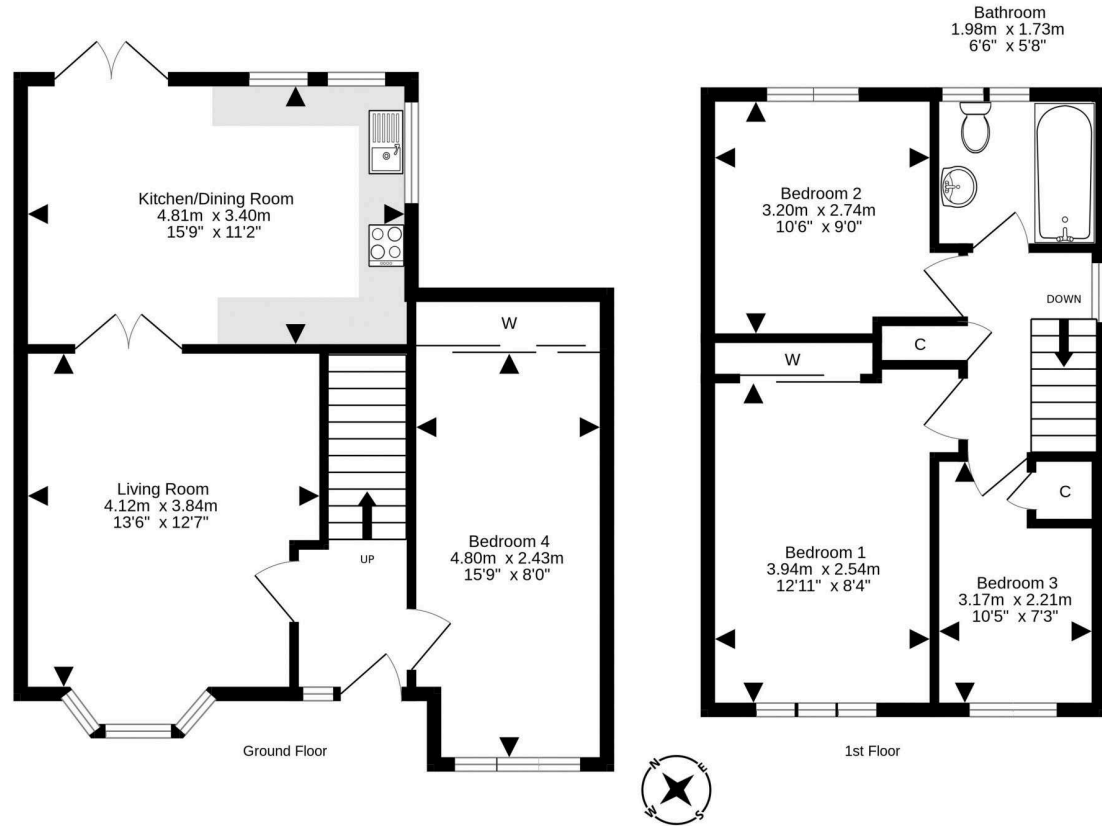
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, the garden shed & all HIVE heating extras will be included in the sale. White goods are open to separate negotiation. EPC Rating C

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 town. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024