



43B Brunstane Road South
BRUNSTANE | EDINBURGH | EH15 2NQ


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Nestled within the grounds of the historic Brunstane House this contemporary conversion sympathetically blends historic charm with modern energy efficiency whilst retaining the original charm and character. The property is moments from Brunstane station providing access to Waverley in under 10 minutes and within easy reach of Portobello beach and would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright open plan lounge/kitchen with luxury kitchen units, a useful utility section, generous dining space and garden access, a stunning family room with an abundance of glass which floods the room with natural light and provides pleasant views over the garden and downstairs is completed by a large double bedroom or ideal home office and a W/C compartment. Following up a carpeted staircase the upper level enjoys a master bedroom with double built-in wardrobes and an elegant en-suite shower room, two further well-proportioned double bedrooms and the property is completed by a luxury main bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining. There are two parking spaces adjoining.

- Modern conversion with original charm and modern finishes
- Two parking spaces and large private garden
- Bright open plan lounge/kitchen, fantastic family room
- Four double bedrooms
- Two bathrooms, a utility room and a W/C

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

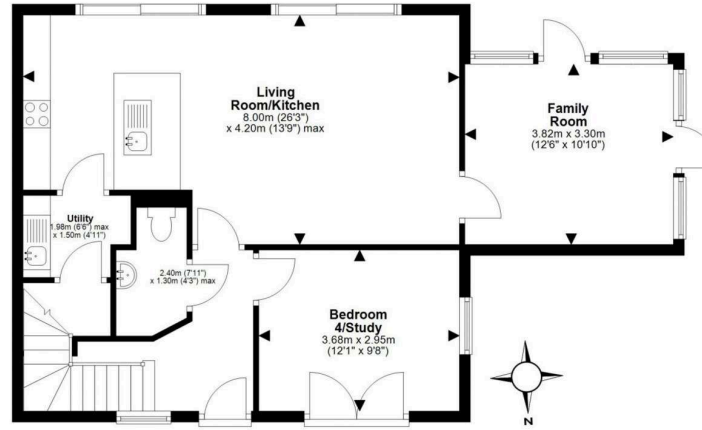


Brunstane is a highly sought-after suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello with the beach, promenade and artisan cafes and restaurants conveniently close. Both private and state 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 moments away getting you to Waverley in less than 10 minutes and the A1, City Bypass and main motorway networks are also within easy reach.

EPC A, Council tax band F. No factor.

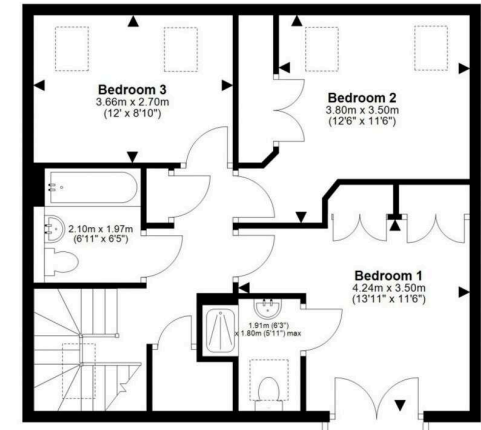
Cooker, washing machine, dishwasher, integrated oven, microwave, fridge/freezer, curtains in master bedroom, and blinds in the other bedrooms can be included in this sale.





Ground 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.



First Floor