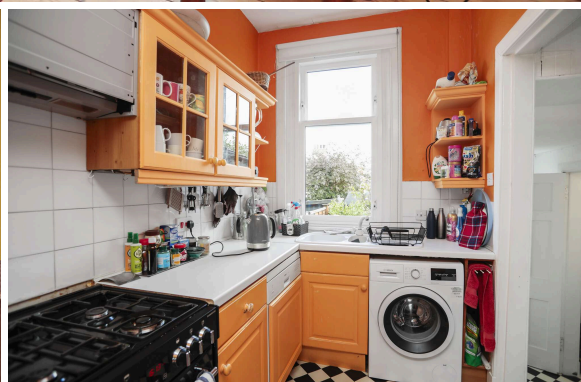




10 Brunstane Road North
PORTOBELLO | EDINBURGH | EH15 2DJ


warners
solicitors & estate agents



10 Brunstane Road North

PORTOBELLO | EDINBURGH | EH15 2DJ

Set in the heart of Portobello, seconds from the beach and moments from excellent local artisan cafes and restaurants is this spacious light filled Edwardian terraced villa. Boasting private front and rear gardens, a stunning summer house, double glazing throughout and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location. The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with feature gas fireplace, a twin windowed dining room with generous dining space that flows through to the kitchen with fitted units and deep pantry cupboard. There is a downstairs WC next to the garden access.

A carpeted staircase with wonderful cupola leads to the upper level. The front bay windowed bedroom gives magnificent sea views. There are two further well-proportioned double bedrooms and the property is completed by a bathroom with four-piece suite. There is plenty of cupboard space throughout the property and the attic space is floored and insulated.

Externally the fully enclosed rear and front gardens are ideal for those seeking low maintenance with mature trees, shrubs and colourful plants and a large summer house which would make an ideal working from home or entertaining space.

- Edwardian terraced house by the sea
- Heart of Portobello location
- Private gardens
- Welcoming hallway, bright bay windowed lounge
- Generous dining room leading to kitchen, W/C and garden
- Three spacious double bedrooms and bathroom

EPC rating C.

All light fittings, fridge, dishwasher, washing machine, oven, hob, microwave, curtains and blinds included in sale.

There are no factoring charges associated with this property.

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



The fashionable seaside suburb of Portobello offers the best of all worlds - easy access to the city centre, a white sandy beach and the cosmopolitan village atmosphere for which the area has become renowned. The bustling High Street, and surrounding streets, boast a fantastic selection of cafes, restaurants, and independent retailers. For sport and fitness enthusiasts, there is a local golf course, fitness classes on the beach, and the Portobello Swim Centre offers swimming facilities, a well-equipped gym, and a varied programme of classes, as well as Edinburgh's only publicly available authentic Turkish Baths. Fort Kinnaird Shopping Centre, with over 100 retail outlets, various restaurants and cafes, and a multiplex cinema, is just a short drive away. Portobello enjoys excellent transport links into the capital with 24-hour bus routes, a train station at Brunstane, and lovely cycle and walking paths. Its proximity to the A1 and the City Bypass, makes commuting to other parts of the country fast and convenient.

