



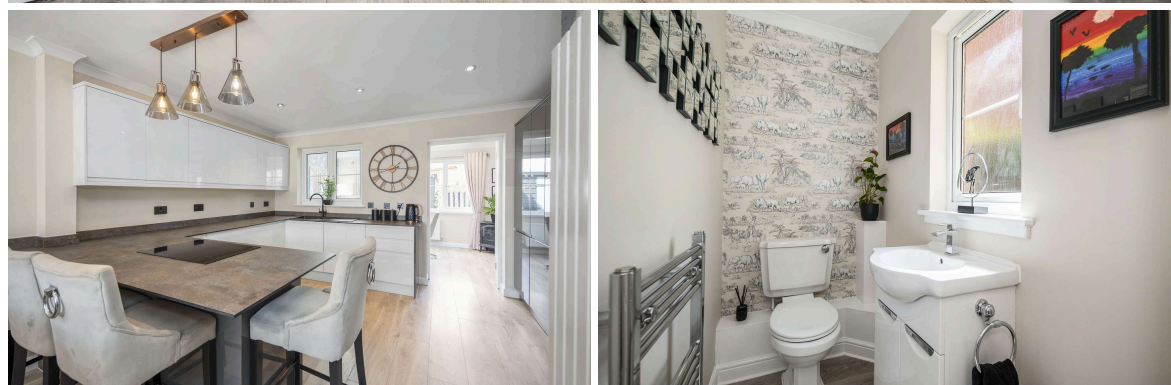
36 Corbiewynd  
THE JEWEL | EDINBURGH | EH15 3RP

  
**warners**  
solicitors & estate agents









## 36 Corbiewynd, The Jewel

THE JEWEL | EDINBURGH | EH15 3RP

Warners are delighted to present this beautifully extended and impeccably maintained three-bedroom end-terraced home, quietly positioned within a peaceful cul-de-sac in The Jewel, just east of Edinburgh city centre.

This impressive property offers a superb blend of style, space, and practicality, perfect for first-time buyers, young families, or professionals commuting in and out of the city. Enjoy excellent connectivity with Brunstane train station, frequent bus services, and easy access to the A1 and city bypass all nearby.

Upon entering, a welcoming vestibule leads into a stunning open-plan kitchen and living area. Bathed in natural light from a generous south-west facing window, the space offers a bright, social hub for modern living. The high-end German kitchen features sleek white gloss base and wall units, complemented by contrasting worktops and a breakfast bar ideal for both cooking and casual dining.

Flowing seamlessly from the kitchen is a versatile second reception room, currently used as a dining/family room. Rich wood flooring links the living spaces, and patio doors open directly to the rear garden, creating an easy indoor-outdoor lifestyle. A separate utility room, walk-in pantry cupboard, and convenient downstairs WC add to the practicality of the home.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.









Upstairs, the thoughtfully designed extension offers three genuine double bedrooms, ideal for a growing family. The principal bedroom is a true retreat, with soft carpeting, a walk-through dressing area featuring twin mirrored wardrobes, and a luxurious en-suite bathroom with a four-piece suite including bath with overhead shower, sink, toilet, and bidet. Two further double bedrooms, both with built-in wardrobes, complete the upper level.

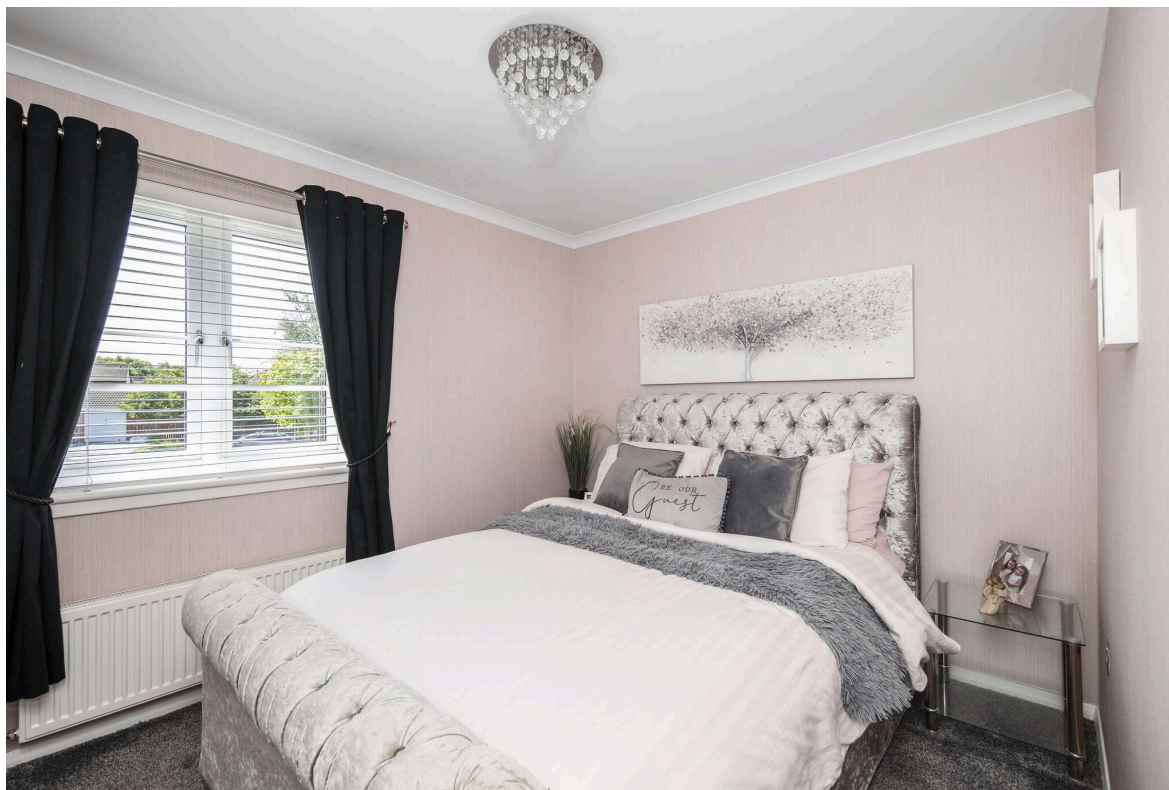
The private rear garden is perfectly landscaped for relaxation and entertaining, with low-maintenance astroturf lawn, a stylish patio deck ideal for rattan furniture, and a fully powered summerhouse, an excellent space for hosting guests or enjoying a quiet escape.

Additional features include gas central heating, double glazing, allocated residents' parking, and the rare benefit of two separate attic storage spaces.

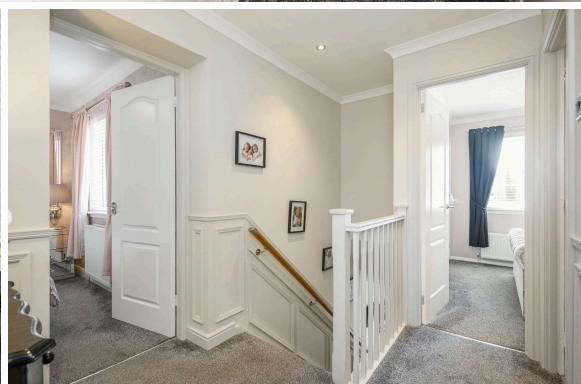
- Stylish 3-bed end-terrace with quality extension
- High-spec German kitchen, open-plan living
- Luxury en-suite with dressing area
- Landscaped garden with deck & summerhouse
- Quiet cul-de-sac near train, bus & A1
- Utility room, attic storage & allocated parking

Extras included in this sale are all blinds, washing machine, fridge, freezer, dishwasher, double oven and hob and hanging lights in kitchen.

Energy rating C, Council tax band D. There is no factor associated with this property.



The popular Jewel area lies a short distance to the east of the city centre. The property is well positioned to take advantage of an excellent range of shopping outlets in the vicinity, perhaps the most noteworthy being the nearby Edinburgh Fort Kinnaird shopping and leisure complex, which includes Boots and Marks & Spencer retail outlets. Adjoining Portobello also offers a wealth of local amenities and sporting and recreational facilities, which include a swimming pool and leisure centre. There are well reputed schools in the vicinity from nursery to senior level, with the Jewel and Esk Valley College on hand for the more mature student. An efficient public transport network operates to most parts of the town and the City Bypass and main motorway networks are also within easy reach.











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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc