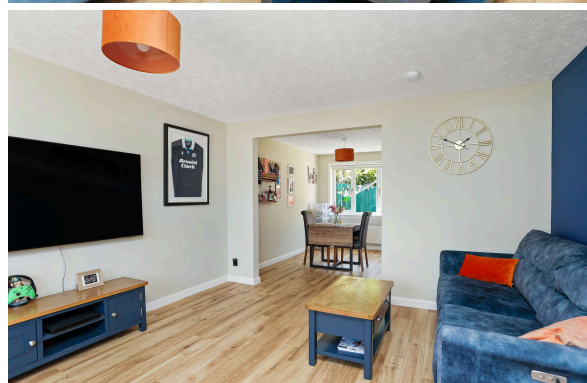




212 Gilberstoun,
BRUNSTANE | EDINBURGH | EH15 2RG


warners
solicitors & estate agents



212 Gilberstoun

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Warners are delighted to present this beautifully maintained three-bedroom semi-detached home, ideally situated in a peaceful cul-de-sac within the highly sought-after Brunstane area of Edinburgh.

Upon arrival, a pathway leads to the front door, opening into a warm and welcoming hallway. From here, you'll find a spacious living room filled with natural light, which flows seamlessly into a generous dining area, perfect for family meals or entertaining guests. The adjacent kitchen is well-equipped with an array of wall and base units. A door from the kitchen provides direct access to the rear garden.

Upstairs, the carpeted staircase leads to a bright upper landing with a storage cupboard and access to the loft. The property boasts three bedrooms, with the two larger rooms featuring built-in wardrobes for added convenience. A stylish shower room completes the upper level, featuring a modern suite including a shower cubicle, vanity unit with wash hand basin, and WC.

Externally, the fully enclosed rear garden is designed for easy maintenance, with a combination of patio and lawn space, ideal for children or outdoor entertaining. A large shed offers excellent storage, while wooden fencing provides privacy. To the front, a private driveway offers off-street parking.

- Quiet cul-de-sac location in the desirable Brunstane area.
- Bright and spacious living/dining area ideal for families and entertaining.
- Modern, well-equipped kitchen with integrated appliances.
- Three good-sized bedrooms, two with built-in wardrobes.
- Private driveway and fully enclosed rear garden with patio and lawn.
- Gas central heating and double glazing for year-round comfort.

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

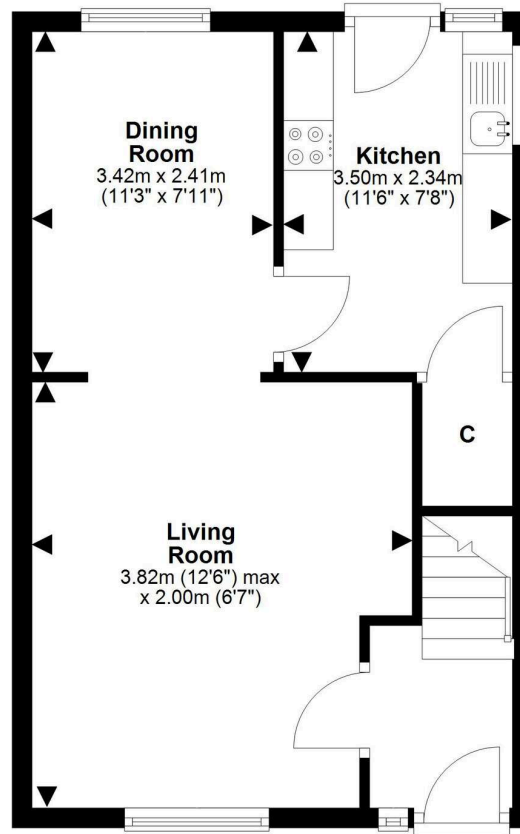


All blinds, lamp shades, gas hob, extractor hood, electric oven, fridge freezer, washing machine, and dishwasher included in sale. Other items may be available by separate negotiation. EPC Rating C.

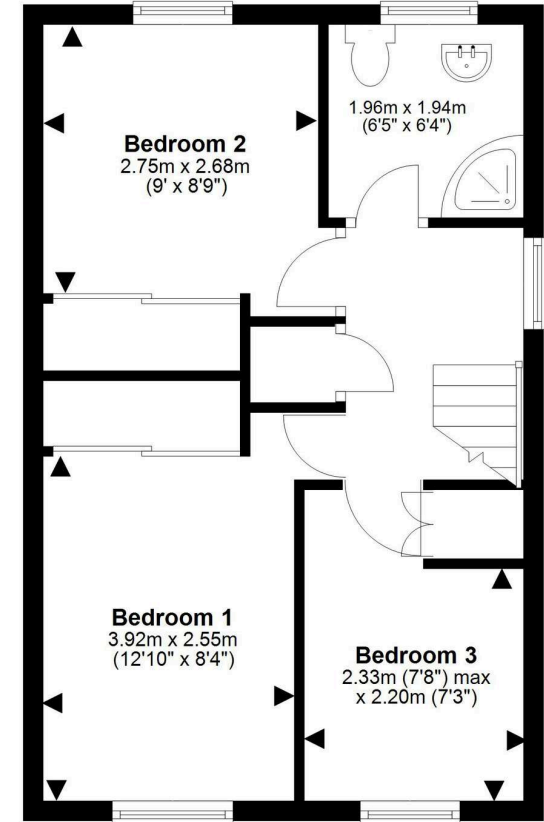
Brunstane is a suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello and Musselburgh. 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.

There are no factoring charges associated with this property.





Ground Floor



First 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.