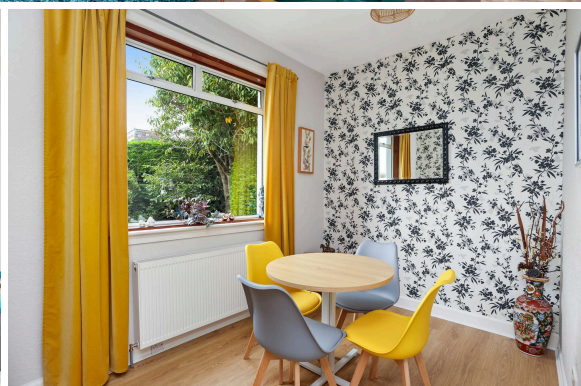




37 Brunstane Crescent
BRUNSTANE | EDINBURGH | EH15 2NU


warner's
solicitors & estate agents



37 Brunstane Crescent

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Charming traditional detached bungalow set within well screened and beautifully stocked private gardens, tucked away at the head of a cul-de-sac, within easy reach of excellent road and rail links, plus the fabulous Portobello amenities.

Viewing is highly recommended to appreciate all this exceptionally well presented home has to offer. The accommodation is flexible to suit the needs of a couple or a family. Fabulous countryside views can be had from the elevated position of the principal bedroom. Fully enclosed gardens lie to front and rear, planted with mature growing stock ensuring a good degree of privacy.

- Bay window living room with fireplace
- Fitted kitchen offering ample storage space
- Large principal bedroom on upper floor with superb views
- Two further double bedrooms
- Bathroom with electric shower
- Entrance vestibule and hallway
- Gas central heating
- Double glazing
- Lovely private gardens front and rear
- Unrestricted on-street parking
- Railway station and A1 access close at hand
- Portobello's sandy beach and lovely shops within easy reach
- Asda at the Jewel and Fort Kinnaird Retail Park both only a short drive away

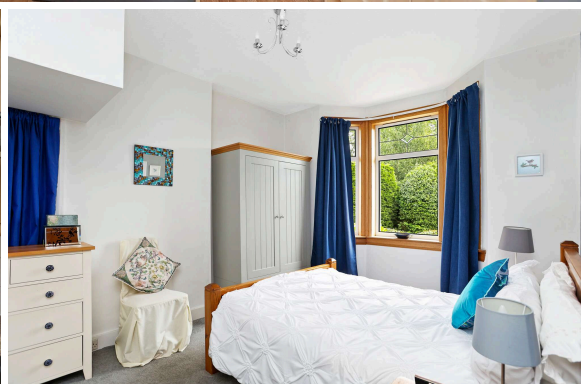
Energy Rating D, Council tax Band E.

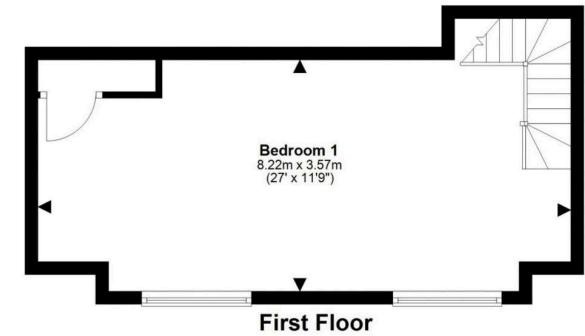
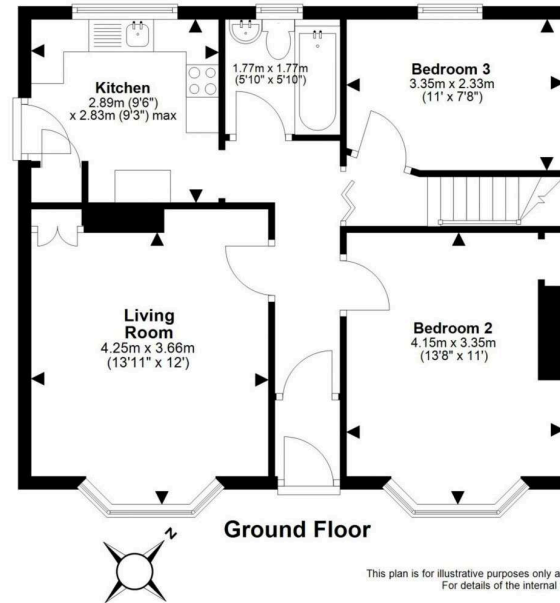
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be all kitchen appliances, with the exception of the fridge freezer; all curtains, except those in the dining room; the fireplace and freestanding fire; the wardrobes in bedroom 1.

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.





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.