

campbell  
smith

81 Brunstane Road,  
Edinburgh,  
EH15 2QS



- Delightful main door lower villa flat
- Versatile, family sized accommodation
- Original features
- Sanded floors, stripped apartment doors
- Spacious, welcoming hall
- Bay windowed sitting room with fireplace
- Dining room
- Kitchen with integrated appliances
- 3 bedrooms
- Stylish, fully tiled wet room
- GCH/DG
- Deck with awning
- Lovely screened rear garden

Offers Over : £420,000























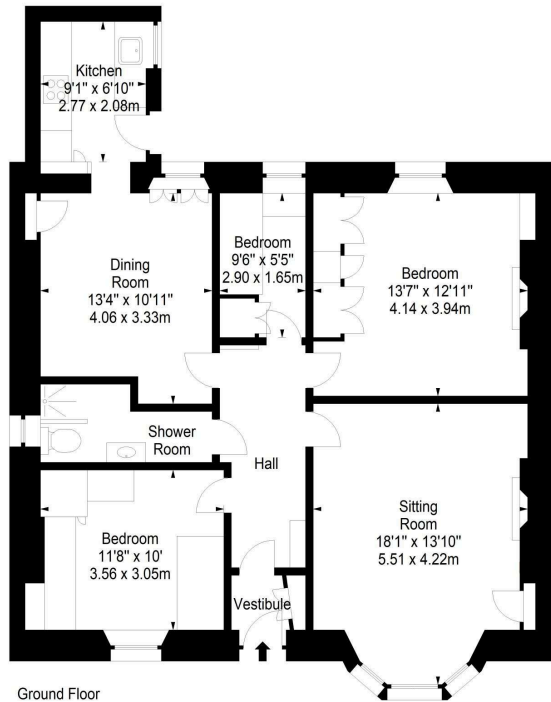




Brunstane Road,  
Edinburgh,  
Midlothian, EH15 2QS



Approx. Gross Internal Area  
990 Sq Ft - 91.97 Sq M  
For identification only. Not to scale.  
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Ground Floor



#### Extras

The integrated kitchen appliances, blinds, most curtains and the two sheds are included



#### Buses

Milton Road East - 44, 113, 124, N113, N124



#### Shops

Iton Road West, Joppa/Portobello. Asda at the Milton Link. Fort Kinnaird Retail Park



#### Schools

Brunstane PS, St John's RC PS, Portobello HS, Holy Road RC HS



#### Parking

Unrestricted on street parking



Council Tax Band - E



EPC - D



#### Factor

None



#### Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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