

COULTERS[©]

48 GILBERSTOUN WYND

BRUNSTANE, EDINBURGH, EH15 2RR

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away at the end of a cul-de-sac sits 48 Gilberstoun Wynd, a delightful, immaculately presented end terraced house with a generously sized rear garden. The house is conveniently located within walking distance of Brunstane train station and has been much loved by the current owner for over 20 years. The property is now ready for an exciting new chapter of ownership, suiting first time buyers, a young couple, new family or downsizers alike. The neat and tidy front garden has a path leading to the front door (and around to the rear garden) which in turn opens onto the hall and stair. A warm and welcoming sitting room offers views to the front of the property (with laminate flooring and an under-stair recess).

KEY FEATURES



Delightful, well presented end-terraced house.



Two bedrooms, one with fitted wardrobes.



Lovely grounds including a generous enclosed rear garden with patio.



Allocated parking space.



Situated in the popular residential area of Brunstane.



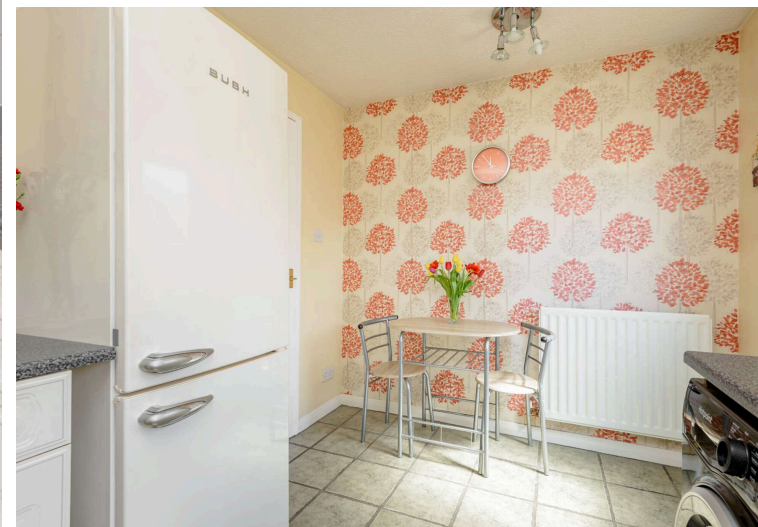
Within walking distance of Brunstane train station.



EPC Rating - D



Council Tax Band - D



To the rear is the bright fitted kitchen with wall and base mounted cabinetry fitted on three walls. The integrated appliances comprise: gas hob, electric oven, extractor hood, washing machine and a freestanding fridge/freezer. The kitchen sink is perfectly positioned by the window to offer a welcome distraction gazing out to the garden, whilst doing the washing up! A partially glazed door gives access to the rear garden from here. On the first floor is the principle bedroom is to the front, benefitting from fitted wardrobes, whilst a second bedroom is located to the rear. The bathroom (with bath, shower over, WC and wash hand basin) completes the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.

In addition to the well maintained front garden, there is a wonderful generous rear garden, enclosed with fencing. The space is mainly lawn, with a charming patio area, whirligig and shed, with bin store area to the side of the home. There is also an allocated parking space on the street outside.





THE LOCAL AREA

Brunstane is an extremely popular residential area located to the east of the City Centre and is readily accessible via regular bus services or about 8 minutes by train from Brunstane Station to Edinburgh Waverley.

The local area offers a wealth of shopping, leisure and educational facilities, all within walking distance. Fort Kinnaird plays host to many retail and restaurant names and there is a 24- hour Asda at the Jewel. There is a multiscreen cinema at Fort Kinnaird and a Bannatyne's Health and Fitness Club at Newcraighall. The nearby King's Manor Hotel also has a Health and Fitness Club and there are several local access points to the city's cycle path network. Leisure and recreational facilities are also provided for on the promenade at Portobello.

The property is conveniently placed for linking to the City Bypass which in turn gives good access to the A1, Edinburgh Airport and the motorway network.

There is a full range of educational facilities from primary through to Queen Margaret University all within the immediate vicinity.

EXTRAS

All fitted floor coverings and blinds, the kitchen appliances together with the garden shed are all to be included in the sale.

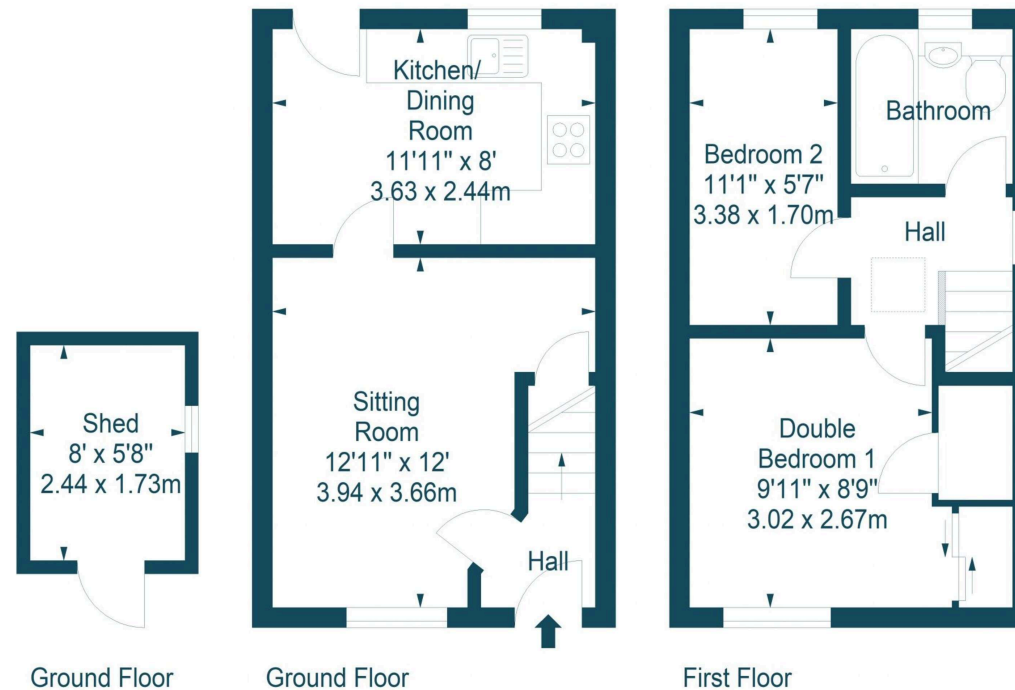




**Gilberstoun Wynd,
Edinburgh,
Midlothian, EH15 2RR**



Approx. Gross Internal Area
516 Sq Ft - 47.94 Sq M
Shed
Approx. Gross Internal Area
46 Sq Ft - 4.27 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

Ground Floor

First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.