



**2/4 Bailie Grove**  
Edinburgh, EH15 3BS

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# *"2/4 Bailie Grove is an attractive first floor flat which enjoys a pleasant open outlook to the front"*

- WELL MAINTAINED STAIR
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EXTERNAL STORAGE IN STAIR
- COMMUNAL REAR GARDEN
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





### LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station, which is within a short walking distance, connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of nursery, primary, and secondary schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



### DESCRIPTION

2/4 Bailie Grove is an attractive first floor flat in a stair of eight properties, which enjoys a pleasant open outlook to the front.

Accommodation comprises: entrance hall with cupboard space; sitting room with dual aspect windows to the front and side of the building allowing in an abundance of light and ample space for dining table and chairs; kitchen with floor and wall units, built in oven and electric hob and extractor fan; two good sized double bedrooms and to complete the accommodation is a lovely bright modern shower room.

Further benefits include gas central heating, double glazing, private storage cupboard in the communal stair and a communal garden and drying area to the rear.

### EPC RATING

The energy efficiency rating for this property is band C

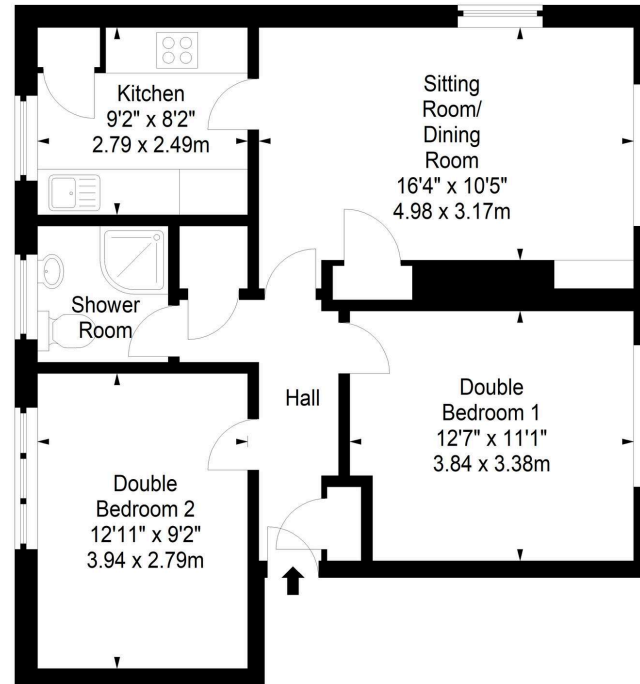
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Bailie Grove,  
Edinburgh,  
Midlothian, EH15 3BS



Approx. Gross Internal Area  
661 Sq Ft - 61.41 Sq M  
For identification only. Not to scale.  
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First Floor

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