



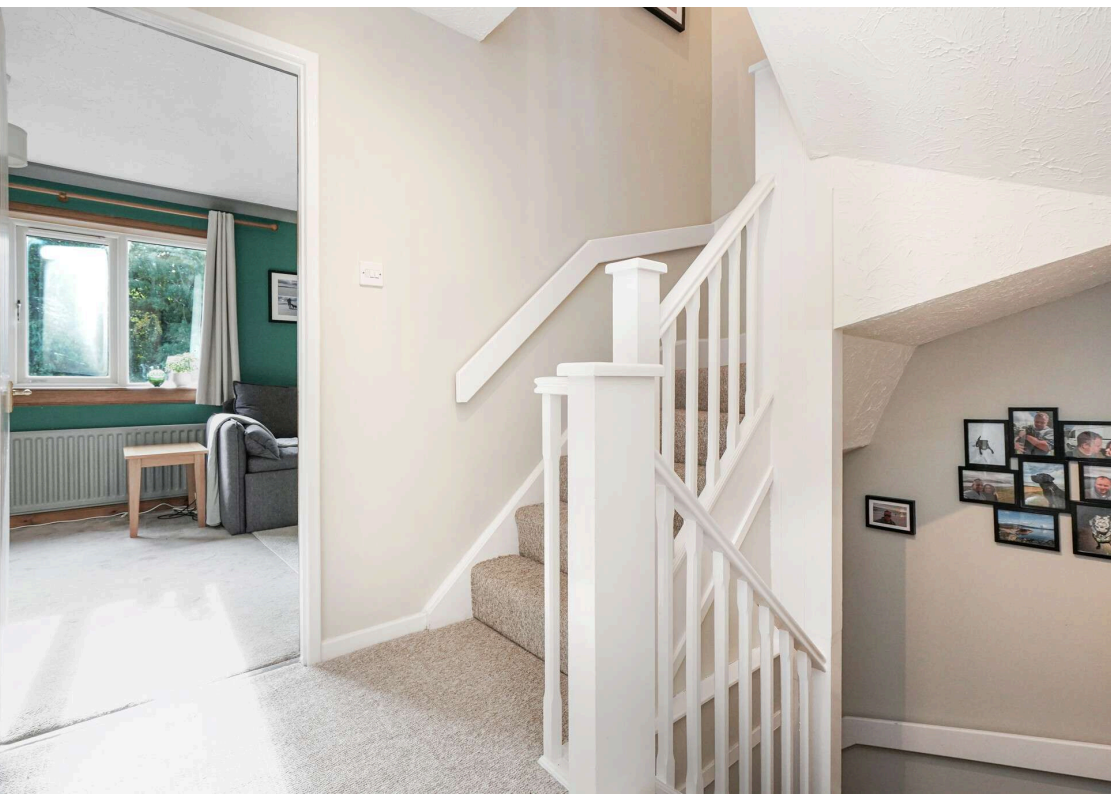


Welcome

Welcome to Daiches Braes, enjoying a desirable end-of-terrace position within a popular residential setting, this attractive three-bedroom townhouse offers well-proportioned accommodation together with excellent private outdoor space and a driveway. The property provides an ideal opportunity for a wide range of buyers and combines comfortable family living with useful outdoor areas. The accommodation is well suited to modern lifestyles, with three bedrooms providing flexibility for family members, guests or those requiring a home-working space. A particular feature of the property is the lovely rear garden, which incorporates a generous, decked area, creating an excellent space for outdoor dining, entertaining or simply relaxing during the warmer months. The garden offers scope for a variety of uses and will undoubtedly appeal to those seeking private outdoor space. Early viewing is recommended to fully appreciate the position, accommodation and outdoor space on offer.

- Reception hallway
- Living and dining room
- Fitted kitchen with direct access to the garden
- Three bedrooms
- Family bathroom
- Cloakroom/WC
- Gas central heating
- Double glazing
- Private garden
- Driveway with further on street parking available







Brunstane

Situated on a quiet cul-de-sac within a popular residential area of Edinburgh, this property is well placed for a range of everyday amenities, including local shops, supermarkets, schools and recreational facilities including the nearby Fort Kinnaird complex which is within walking distance, while excellent transport links provide easy access to Edinburgh city centre and beyond.

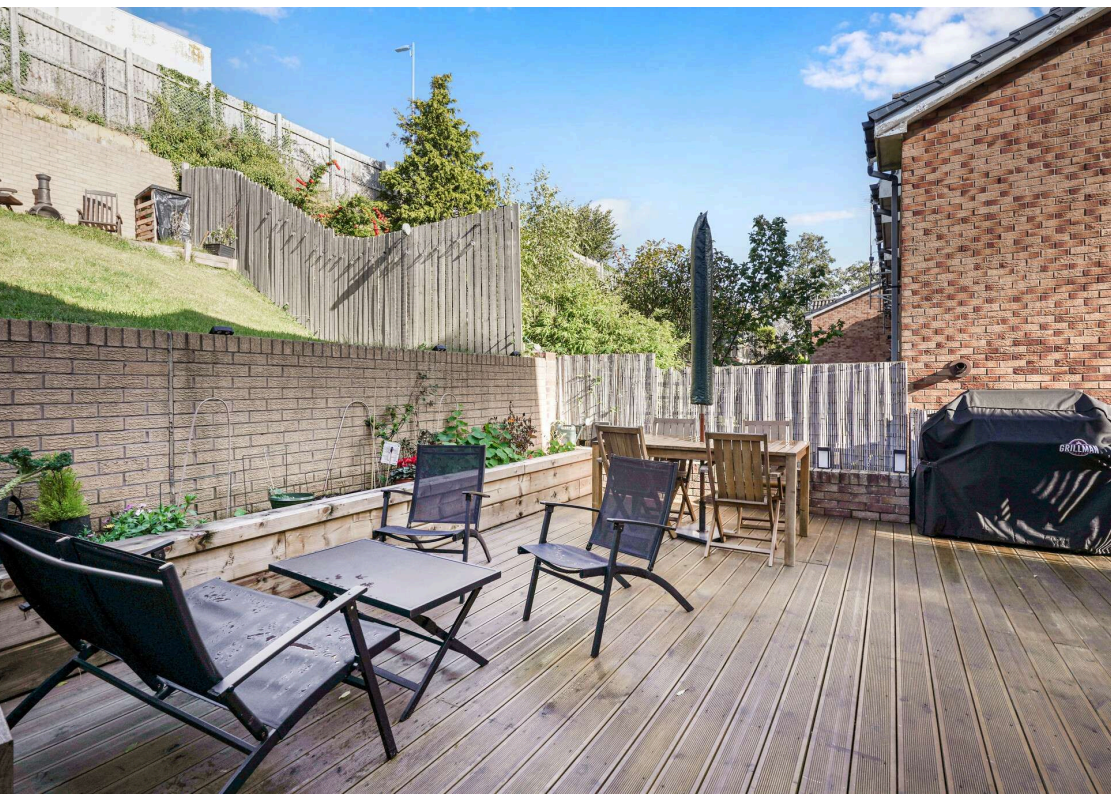
Brunstane railway station is located at the top of the street providing fast regular connections to Edinburgh City Centre and down to the Scottish borders. A short train journey allows for front door to Princes Street within 20 minutes whether for the daily commute or access to Edinburgh's extensive range of shopping, cultural, dining and leisure facilities. A number of regular bus services are also nearby along with convenient access to the A1 and City Bypass which allows easy access to the city and wider road network. The Brunstane Burn path opposite the house is part of the National Cycle Network providing easy access to Edinburgh City Centre for those wishing to commute by active travel methods or connecting to the wider national cycle network for leisure purposes

Extras

Included in the sale are the integrated kitchen appliances, fridge freezer, tumble dryer, blinds where fitted and fixtures & fittings.

Please note the camera system is to be removed and not included in the sale of the property.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.