



9 Parrotshot
The Jewel, EH15 3RU

deans 
Solicitors & Estate Agents LLP



SEMI-DETACHED BUNGALOW

- Living Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- Double Driveway
- Double Glazing & GCH
- EPC Rating – C



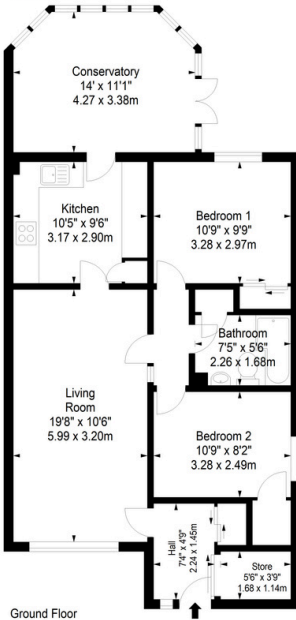
Situated within a peaceful cul-de-sac, this well-proportioned semi-detached bungalow enjoys a desirable location in the sought-after area of The Jewel. The property is ideally positioned close to a wide range of amenities, including nearby shops such as the Asda Supercentre and Fort Kinnaird Retail Park. Excellent transport links are close at hand, with Brunstane train station nearby, along with an abundance of attractive open spaces. The accommodation comprises a welcoming entrance hallway, bright and spacious living room, separate stylish kitchen, conservatory, two good-sized double bedrooms and a bathroom with shower over the bath. Externally, there are well-maintained private gardens to the front and rear of the property, along with a double driveway providing off-street parking. Further benefits include double glazing, gas central heating and a new boiler, which was fitted in 2023. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen, with no warranty provided.



Parrotshot,
Edinburgh,
Midlothian, EH15 3RU



Approx. Gross Internal Area
854 Sq Ft - 79.34 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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 Scottish 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 Scottish Standard Clauses.

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