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61 Gilberstoun Loan

Brunstane, Edinburgh, EH15 2RQ

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Set on a generous corner plot in popular Brunstane, this smart, four-bedroom detached home is close to excellent amenities, schools and transport links, including Brunstane Station, the A1 and Fort Kinnaird retail park. Inside, a bright living/dining room flows to a sun-filled conservatory overlooking the garden, while the sleek contemporary kitchen is finished with stone-effect worktops. There are four flexible bedrooms (one ideal as a dining room/home office), a ground-floor WC, family bathroom and a principal en-suite. Outside, there is a private rear garden with an illuminated deck and lawn, whilst at the front a large monoblock driveway provides parking for multiple vehicles.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included.



Property Summary

- Detached family home on a corner plot
- Close to local amenities and transport links
- Bright living/dining room
- South-facing conservatory
- Modern kitchen with ample storage and workspace
- Principal double bedroom with en-suite shower room
- Three further double bedrooms
- Bathroom with a shower-over-bath
- Well-maintained communal grounds and drying area
- Large front driveway
- Gas central heating and full double glazing
- Solar panels
- EPC Rating - E | Council Tax Band - D
- Home Report Value - £420,000







"Four flexible bedrooms
(one ideal as a dining
room/home office)..."







"Ground-floor WC, family bathroom and a principal en-suite"





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dream property!



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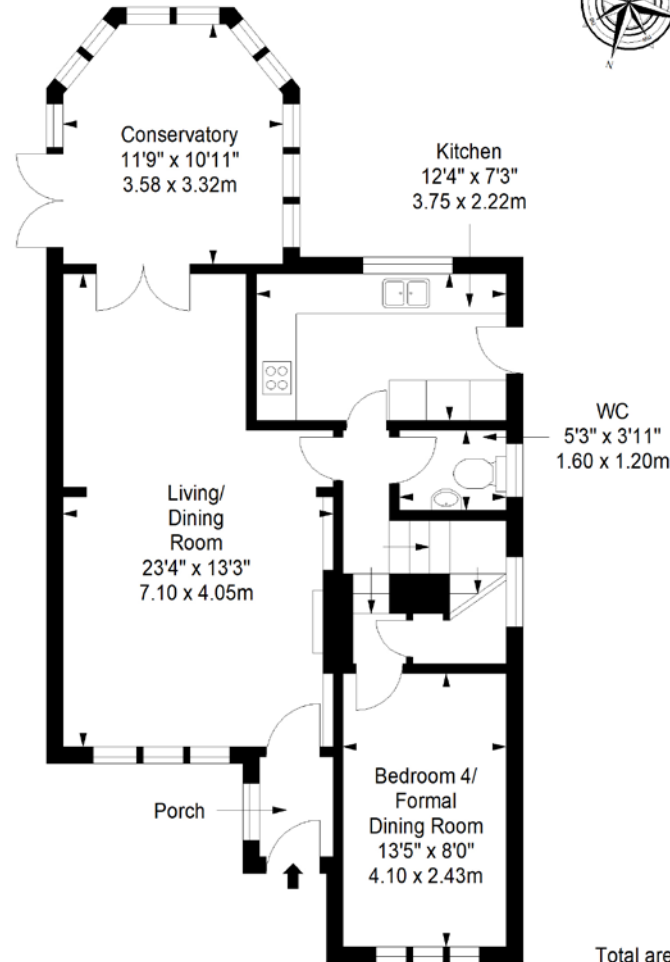
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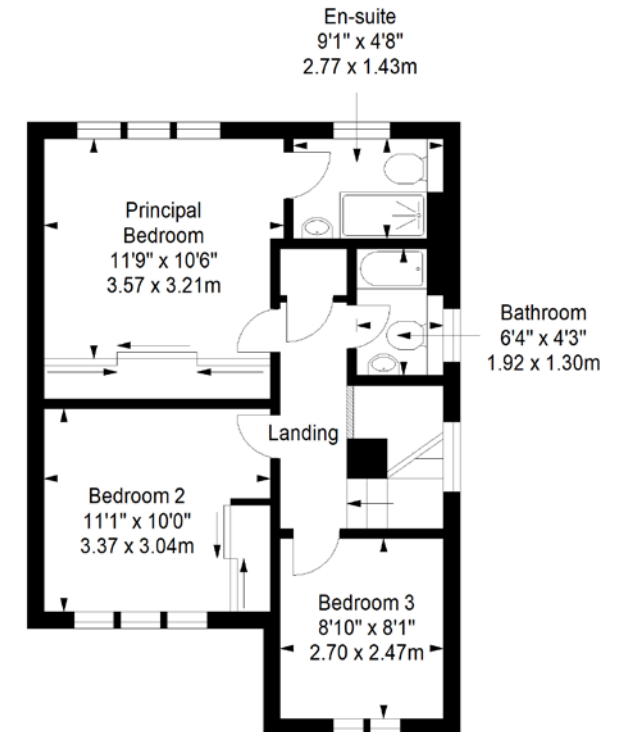
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 68.1 sq. metres (733.0 sq. feet)



First Floor
Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 114.6 sq. metres (1233.5 sq. feet)