



22 Brunstane Drive

Brunstane, Edinburgh, EH15 2NF



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95sqm

EPC

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AS Anderson
Strathern

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Brunstane, EH15 2NF

Occupying a substantial plot in a sought-after residential setting, this rarely available detached bungalow offers spacious single-level accommodation, mature private gardens, and excellent potential for a new owner to modernise and personalise. Extending to approximately 95sqm, the property retains the generous proportions and practical layout associated with its 1930s origins.

A welcoming vestibule and central hallway provide access to all principal rooms. The south- and east-facing sitting room is an impressive reception space, with a bay window, additional side window, and attractive outlook over the gardens, creating a bright and comfortable environment for everyday living. A separate dining room sits adjacent to the kitchen, providing well-balanced living and entertaining space.

The kitchen is fitted with a good range of storage units and worktop space, and benefits from direct access to the garden. There are two generous double bedrooms, both enjoying excellent proportions, while the principal bedroom further benefits from an ensuite wet room and direct access outdoors. A modern bathroom completes the accommodation.

The mature gardens extend around the south, east, and west sides of the property, providing a high degree of privacy and excellent outdoor space. Established trees and planting create an attractive setting, while the generous plot offers considerable scope for landscaping and extensions, subject to necessary consents.

Further benefits include gas central heating, double glazing, a floored attic with Ramsay ladder access, an attached single garage, and driveway parking.

This is a charming home with well-proportioned accommodation, delightful gardens, and significant potential, offering an excellent opportunity to create a long-term home in a desirable residential location.

Property features

- Great potential
- Extensive wraparound gardens
- Quiet residential setting
- Two generous bedrooms
- Floored attic
- Driveway
- Garage
- Gas central heating
- Double glazing



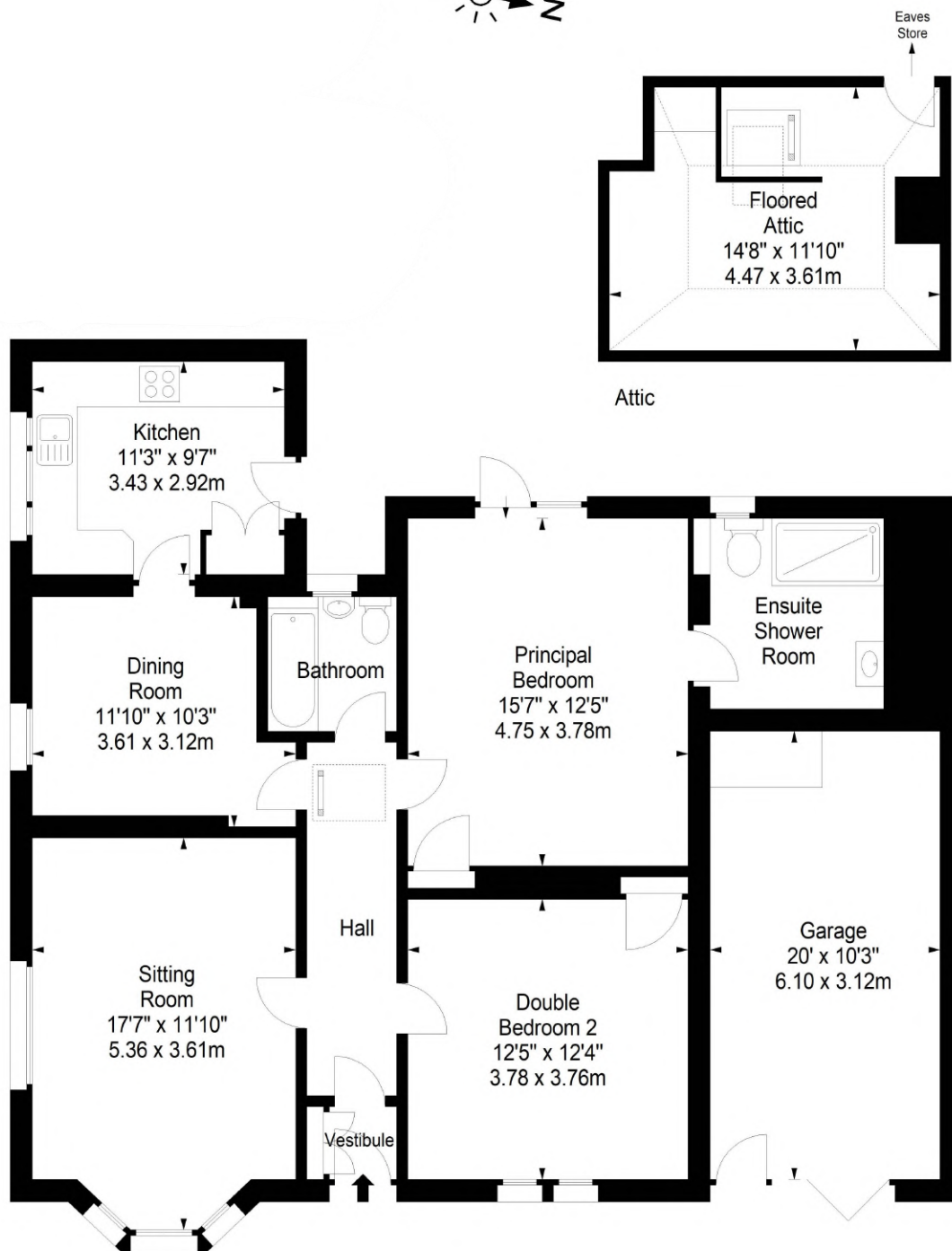




Location

Brunstane is conveniently located for both Edinburgh city centre and the city bypass. Excellent amenities nearby include a Tesco in Musselburgh, an Asda Hypermarket off Milton Road, and the retail park at Fort Kinnaird. Portobello promenade and High Street are within easy reach, as are the wonderful beaches and open spaces of East Lothian. There are a number of schools in the area from nursery to senior level. The area is served by Brunstane Railway Station and the Milton Road Campus of the Jewel, and Esk Valley College is also located area.





Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band F

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

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 receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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