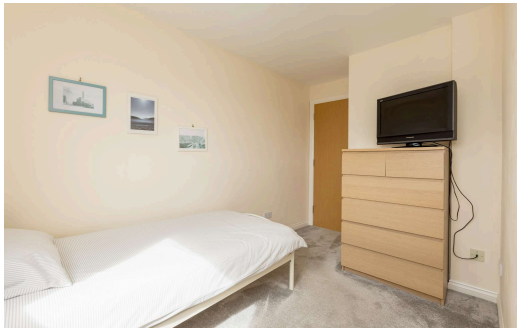
7/11 Tait Wynd

EDINBURGH, EH15 2RJ

A

"7/11 Tait Wynd is a contemporary third floor flat located in a well-maintained, factored development"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- LIFT
- HALLWAY
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURE UNDERGROUND PARKING
- COMMUNAL GARDEN GROUNDS



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, health & fitness clubs at Bannatynes and Edinburgh College, which also has a pool and outdoor bowling clubs.

COUNCIL TAX

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

DESCRIPTION

Tait Wynd is a contemporary third floor flat located in a well-maintained, factored development boasting incredible south-facing aspects and secure underground parking. The property, presented in excellent condition, is accessed via a secure entry system into a clean and well-kept communal hallway with lift access. The accommodation includes: a spacious entrance hall and abundant storage through three cupboards; a bright and airy sitting/dining room and kitchen, , with the modern kitchen providing ample wall and floor storage units, along with integrated appliances; stylish double bedroom one with fitted wardrobes and en-suite shower room; double bedroom two with fitted wardrobes and a contemporary bathroom includes a bath with an overhead shower, completing the accommodation on offer. Additional benefits include double glazing, gas central heating, and a prime location within walking distance to various local amenities such as Brunstane Train Station, Portobello Beach and the promenade.

EPC RATING

The energy efficiency rating for this property is band B

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Floorplan

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