

campbell
smith

12 Brunstane Road North,
Joppa,
EH15 2DJ



- Generously proportioned Victorian Mid-Terraced Villa boasting flexible family accommodation close to the beach and the promenade
- Offered for sale for the first time in over 100 years
- Excellent local amenities and facilities
- Entrance vestibule
- Reception hall
- Bay-windowed lounge
- Dining room
- Fitted kitchen with appliances
- Cloakroom/WC
- Three double bedrooms
- Wetroom with 'Mira' electric shower
- Gas central heating with combination boiler
- Partial double glazing
- Mature, private front and rear gardens
- Unrestricted on-street parking
- Excellent storage

Offers Over : £640,000









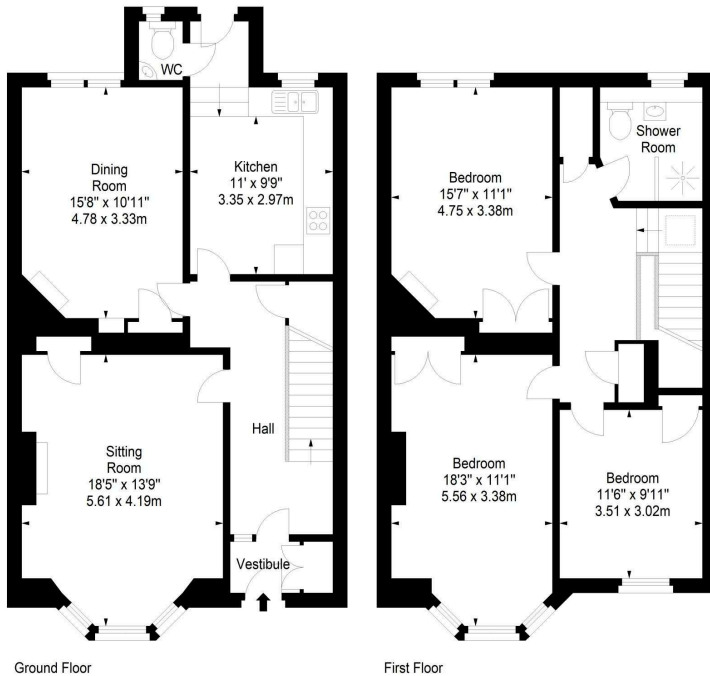




Brunstane Road North,
Edinburgh,
Midlothian, EH15 2DJ



Approx. Gross Internal Area
1509 Sq Ft - 140.19 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

All fitted carpets & fitted floor coverings, curtains, blinds, gas hob, electric double oven, washing machine, tumble dryer, fridge/freezer & garden shed. No warranty is given regarding the services, systems or appliances.



Buses

On Joppa Road - 19, 26 & 45



Shops

Aldi in Portobello, Morrison's at Piershill, Sainsbury's & Aldi at Cameron Toll Shopping Centre, Tesco in Musselburgh, Asda at the Jewel and Fort Kinnaird Retail Park.



Schools

Towerbank Primary School, St. John's RC Primary School, Portobello High School and Holy Rood RC High School.



Parking

Unrestricted on-street parking is available on Brunstane Road North and in the adjacent streets.



Council Tax Band F



EPC D



Factor

N/A



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.