










Offers Over
£300,000

64 Gilberstoun

Brunstane | Edinburgh | EH15 2QY

Generously proportioned three-bedroom end-terraced villa, boasting private gardens and a garage, quietly forming part of an established and sought-after development in Brunstane. Close to excellent amenities, reputable schooling, and superb transport links – including Brunstane Railway Station within walking distance – the property presents a fantastic opportunity for couples, professionals, and growing families.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - E



Description

The accommodation begins with an inviting entrance hallway. The lounge is bright and airy, enjoying a pleasant front-facing aspect and flowing seamlessly into a separate dining area overlooking the rear garden. The well-appointed kitchen is fitted with a range of integrated and freestanding white goods and benefits from partial tiling in splash areas for easy upkeep. A handy understairs cupboard provides additional storage.

Upstairs, the landing features a shelved linen cupboard housing the boiler, along with access to a partially floored attic. The principal bedroom is a comfortable front-facing double with integrated mirrored wardrobes. Bedroom two is another generous rear-facing double, also benefitting from integrated wardrobes. Both rooms offer ample space for freestanding furniture and flexibility with layouts. Bedroom three is a versatile single room with an in-built cupboard, ideal for use as a nursery or home study. The bathroom is well-kept and fitted with a shower over bath and fully tiled surround.

Further benefits include gas central heating, double glazing, EV charging point, and security alarm system.



Gardens & Parking

Externally, the property benefits from a private rear garden designed for low maintenance, featuring mainly patio areas, excellent screening, and side gate access. A single garage with lighting and power points and a driveway providing off-street parking for one car complete the outdoor space. There is also an ample number of free parking spaces in the development for another car or visitors. The front garden is laid to lawn.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, dishwasher, washing machine, tumble-dryer, and chest freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





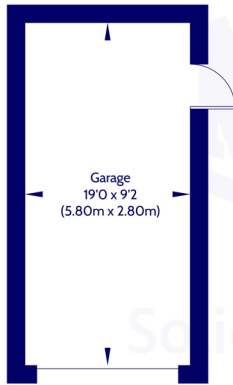
Location

Brunstane is an extremely popular residential area located to the east of the City Centre and is readily accessible via regular bus services or by train from Brunstane Station which is a short walk away. The local area offers a wealth of shopping, leisure and educational facilities, all within a few minutes on foot. The Fort Kinnaird plays host to a number of High Street names and there is a 24-hour Asda at the Jewel. There is a multiscreen cinema at Fort Kinnaird and a Bannatynes Health and Fitness Club at Newcraighall. The nearby King's Manor Hotel also has a Health and Fitness Club and there are several local access points to the city's cycle path network. Leisure and recreational facilities are also provided for on the promenade at Portobello. The property is conveniently placed for linking to the City Bypass which in turn gives good access to the A1, Edinburgh Airport and the motorway network. There is a full range of educational facilities from primary through to Queen Margaret University all within the immediate vicinity.

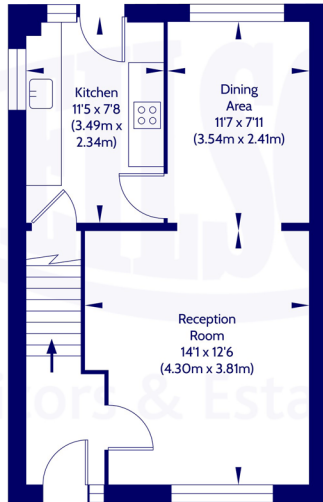




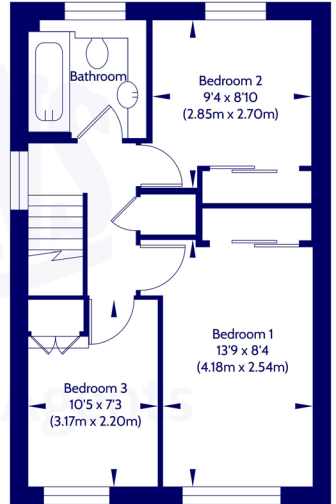
Approx. Gross Internal Floor Area 76 Sq M / 815 Sq Ft.



Ground Floor



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

