



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**20 Gilberstoun**

Brunstane, Edinburgh, EH15 2QY

# 20 Gilberstoun

Ideally positioned in Brunstane, this main-door flat enjoys excellent access to rail links, supermarkets, green spaces, and everyday amenities, making it particularly appealing to commuters and first-time buyers. The area offers a convenient residential setting with swift access to Edinburgh city centre, while nearby parks and coastal attractions enhance its lifestyle appeal. 20 Gilberstoun offers bright, well-proportioned accommodation, including a sunny dual-aspect living and dining room, a well-appointed kitchen, and two versatile bedrooms. A modern bathroom, private garden with outdoor seating, outdoor tap, outdoor power point and garden hut, and a private driveway and garage with useful storage, including fitted shelving, an alcove and 2 large storage cupboards, complete this attractive home.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no guarantees shall be provided for any of the appliances included in the price, as these items are to be left as sold, as seen.

## Property Summary

- Main door flat in Brunstane
- Quiet cul-de-sac location
- Near rail links, supermarkets and green spaces
- Central hall with two storage cupboards
- Sunny dual-aspect living/dining room
- Well-appointed kitchen
- Spacious main bedroom
- Versatile second bedroom with storage
- Modern bathroom with overhead shower
- Private garden with seating space, tap, power point and garden hut
- Private drive and garage (with fitted shelving, alcove and 2 storage cupboards) parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £185,000







The accommodation includes two bedrooms, a reception room, a kitchen and a bathroom







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Let us help you find your next  
**dream property!**



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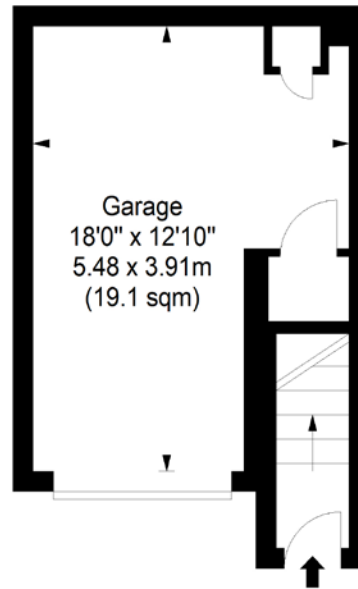
Birch House  
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**CHARTERED FIRM**

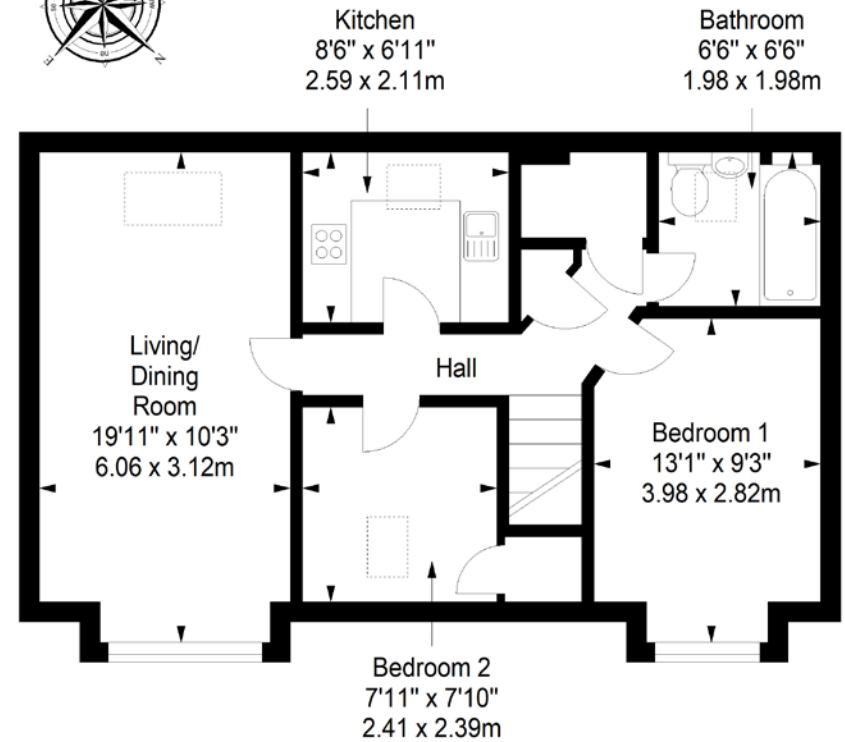
DISCLAIMER

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. 2.4 sq. metres (25.8 sq. feet)



**First Floor**  
Approx. 55.3 sq. metres (595.3 sq. feet)



Total area: approx. 57.7 sq. metres (621.1 sq. feet)