



105 Gilberstoun
BRUNSTANE | EDINBURGH | EH15 2RA

wariners
solicitors & estate agents



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Light and spacious semi-detached villa forming an ideal first time purchase or downsize home, quietly tucked away on a popular development conveniently placed for easy access to the Railway Station and the A1.

Plenty of public living space is provided by way of a comfortable living room, a lovely conservatory looking out to the garden and a kitchen with breakfast bar and a good choice of storage units. Upstairs you'll find two double sized bedrooms and a bathroom with electric over-bath shower.

A fully enclosed private rear garden has been laid with chipped stones and a patio for ease of maintenance. There's also a private garden to front, flanked by a driveway providing off street parking.

- Entrance vestibule
- Living room
- Fitted breakfasting kitchen
- Conservatory
- Two double bedrooms
- Bathroom with electric shower
- Double glazing
- Electric heating
- Pull down ladder to loft storage space
- Private gardens front and rear
- Driveway

Energy Rating D. Council Tax Band D.

All contents present at time of viewing will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Brunstane is a popular suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello and Musselburgh. The Queen Margaret University and Edinburgh College are only a short journey away. An efficient public transport network is on hand, which operates to most parts of the town. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



