



2/2 Christian Grove
BRUNSTANE | EDINBURGH | EH15 3AG


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solicitors & estate agents



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Quietly tucked away on a small residential development close to Portobello Golf Course is this most appealing ground floor flat offering a light and spacious interior and the benefit of private gardens front and rear. Brunstane Railway Station, the A1 and regular bus services are all close at hand. Superb shopping and leisure facilities can be found at nearby Fort Kinnaird or along neighbouring Portobello's bustling high street. Portobello's sandy beach and promenade are also within easy reach.

Viewing is highly recommended to appreciate this lovely home, which would be ideal as a first time purchase for a single person or couple, or for anyone looking for easy access accommodation. Private outdoor space includes a front garden, well screened from the street by conifer hedging, and a low maintenance south-facing garden to the rear laid with a patio and artificial grass for outdoor relaxation in the sun. There's also a shared green for use by all the residents within the block.

- Comfortable living/dining room featuring a mantelpiece fitted with electric fire
- Sleek white gloss units providing ample storage space within the fitted kitchen
- Double bedroom 1 benefiting from built-in mirrored wardrobe storage
- Second double bedroom, also with built-in wardrobe
- Wet walled shower-room plumbed with mixer shower
- Entrance hall offering excellent cupboard storage
- Gas central heating
- Double glazing
- Fresh decor
- Security entryphone system
- Private gardens front, rear and side offering useful storage areas.
- Shared rear drying green
- Unrestricted on-street parking.

Council Tax B. Energy Rating C.

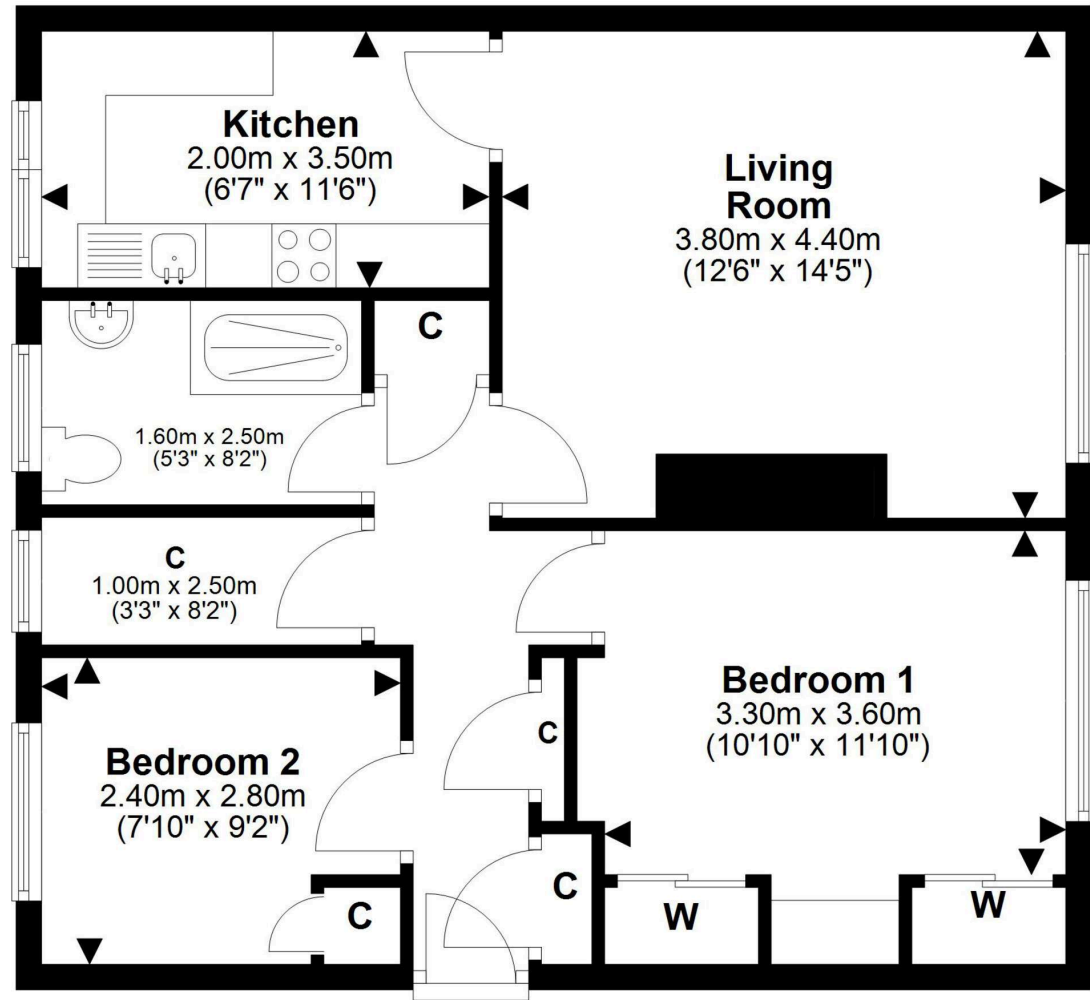
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, fridge freezer, washing machine, curtains and blinds will be included in the sale.

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. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Jewel and Esk Valley College catering for the more mature student. An efficient public transport network is on hand, which operates to other parts of the city and outwith. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

