



149 Daiches Braes, Brunstane, Edinburgh, EH15 2RE

*Attractive two-bedroom end terraced townhouse with private gardens and driveway*

URQUHARTS  
EDINBURGH



## DESCRIPTION

149 Daiches Braes is an attractive and generously proportioned two-bedroom end terraced townhouse, set on a quiet tree-lined cul-de-sac with gardens and driveway. Situated in the popular Brunstane area, the location is superb with excellent local amenities, schools and transport links to the city centre & further afield. The property has potential to convert its current layout to create a further bedroom/family room at ground floor level.

Entrance vestibule & hall; storage room with patio door (previously the garage), cloakroom/ boot room and WC. On the first floor, a bright and spacious living room overlooking the front; modern fitted kitchen / dining room with wall & base units, integrated appliances and direct access to the rear garden; and a separate utility room. On the second floor, two good-sized double bedrooms, both with built-in wardrobes; and a shower room with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms. Shower room. Utility room. WC. Storage room/garage. Cloakroom/boot room.

Gas central heating. Double Glazing. Well-maintained front, side and rear gardens, with the enclosed tiered rear garden with split levels of lawn, patio areas, gravel and mature borders. Driveway leading to an integral storage garage with patio door (which could be converted to a family room/bedroom three subject to local authority consents).

## LOCATION

Brunstane is located east of the city in a peaceful and popular residential area, surrounded by mature woodland and fields yet very convenient for the city centre. Brunstane Train Station and bus routes are within 10 minutes walking distance from the property, with the City Bypass and A1 giving quick access to East Lothian and the main motorway networks north and south, Edinburgh Airport and Queensferry Crossing/Forth Road Bridge nearby. Local shops cater for every need with a 24hr Asda superstore at the Jewel and Fort Kinnaird retail park only a short drive away, along with Portobello and Musselburgh. Recreational



facilities nearby include Musselburgh harbour and beach (which can be directly accessed via the burn path), Portobello beach and promenade, several renowned golf courses and leisure centres. Catchment schools include Brunstane Primary, St John's RC Primary, Portobello High School and Holy Rood RC High School, with Edinburgh College's Milton Road campus and The Queen Margaret College within easy reach.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**

The property has an Energy Rating Category **D**

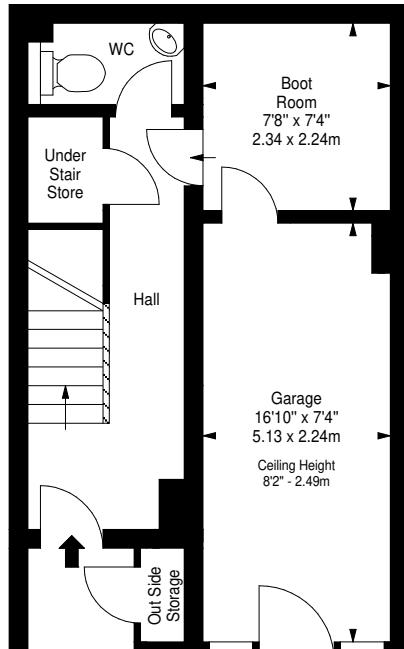
Tenure Freehold



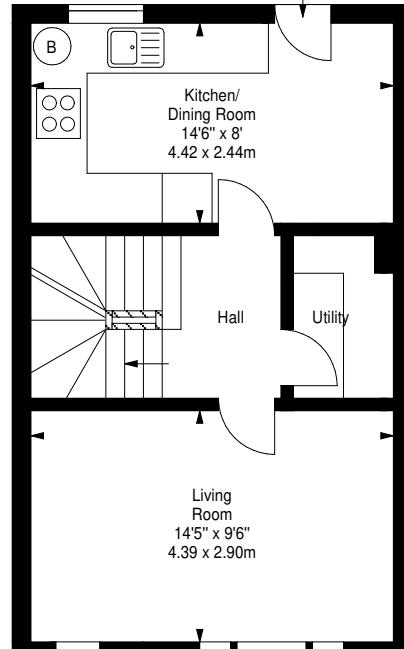
149 Daiches Braes,  
Edinburgh,  
Midlothian, EH15 2RE



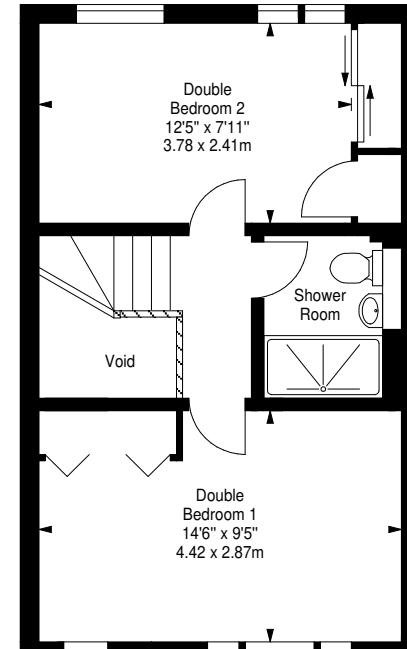
Approx. Gross Internal Area  
1045 Sq Ft - 97.08 Sq M  
(Including Garage)  
Out Side Storage  
Approx. Gross Internal Area  
7 Sq Ft - 0.65 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor



Second Floor



#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).