



13 Gilberstoun Wynd
BRUNSTANE | EDINBURGH | EH15 2RR


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Nestled in a quiet cul-de-sac in the heart of Brunstane, moments from the train station, Portobello beach and excellent amenities is this immaculately presented end terrace house. Boasting private front and rear gardens, free on street parking, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge, a contemporary kitchen with attractive units and following up a carpeted staircase the upper level enjoys a large double bedroom with built-in mirrored wardrobe a second single bedroom and the home is completed by a stylish shower room. Externally the fully enclosed rear garden is mainly laid to lawn with a paved section ideal for al fresco dining.

- End terrace home in quiet cul-de-sac
- Close to train station and the beach
- Free on street parking and private gardens
- Welcoming hallway
- Bright lounge
- Contemporary kitchen
- Two bedrooms
- Stylish shower room
- Gas central heating
- Double glazing

Energy rating C, Council tax band D. There is no factor associated with this property.

Extras included in this sale will be the dishwasher, oven, fridge freezer, washing machine, made to measure blinds, tv bracket, bathroom mirror, and shed.

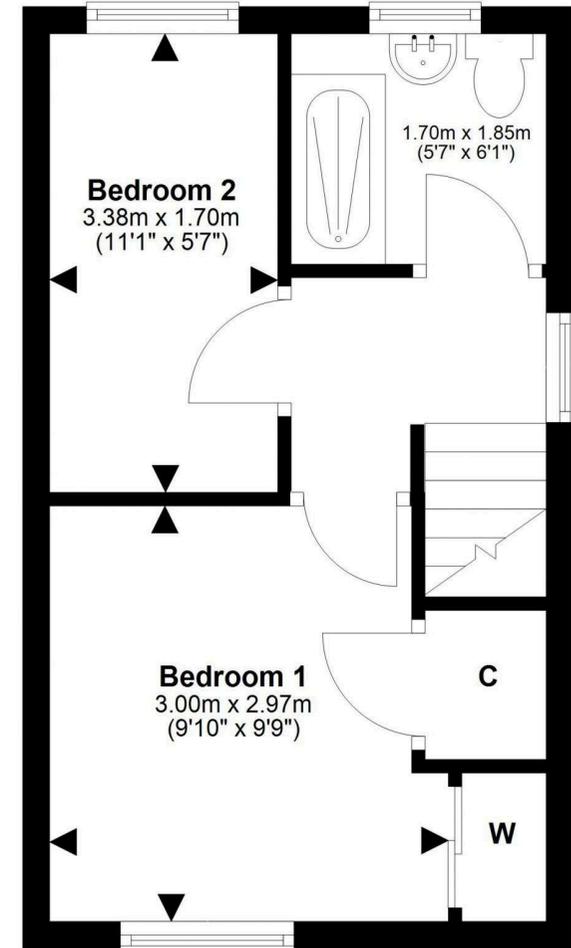
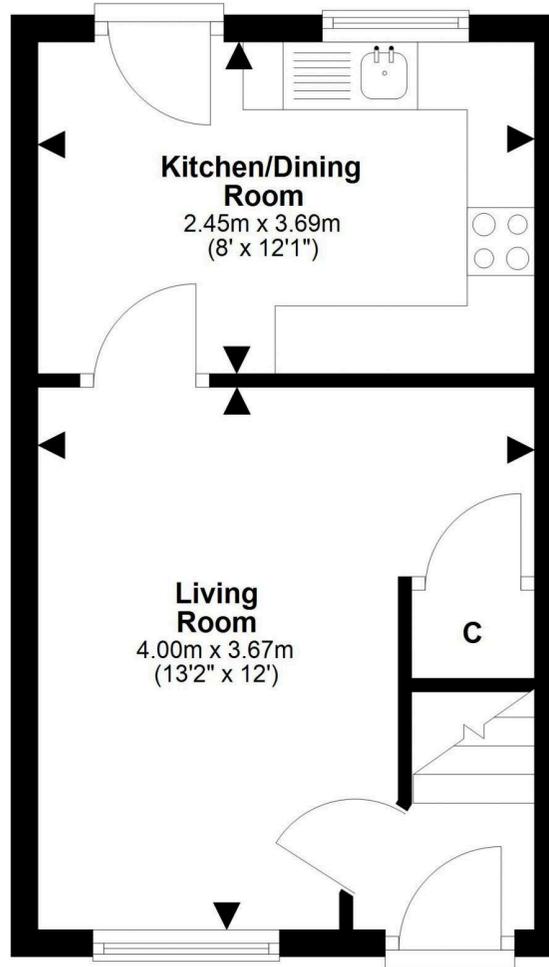


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The subjects are located in the Brunstane area of Edinburgh, which lies to the east of the City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket at the Jewel and Fort Kinnaird Retail Park at Newcraighall. Further leisure, sporting and recreational amenities can be found at neighbouring Portobello and Musselburgh, both locations being easily accessible. Schooling is well represented from nursery to senior level, with the Jewel and Esk Valley College catering for the more mature student, and the Queen Margaret University just a little further afield. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.





Ground Floor

First Floor

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.