



3 Brunstane Gardens
EDINBURGH, EH15 2QW

A

"3 Brunstane Gardens is a spacious four-bedroom mid-terrace traditional villa, located in a quiet cul-de-sac"

- ENTRANCE VESTIBULE
- HALLWAY
- SITTING ROOM
- FAMILY ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS









LOCATION

Joppa is an extremely popular and vibrant residential area located to the east of the city centre. Within close proximity, Portobello High Street has a varied range of services and shops such as: Aldi, Sainsbury's Local, Scotmid with Post Office, Bank of Scotland and a selection of eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of nursery, primary, and secondary schools. At further education level are the Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided by Duddingston 18 hole and Portobello 9 hole golf courses, Portobello Swim Centre, Portobello Sailing & Kayak Club; Power League 5-a-side pitches and Portobello Rugby Club. Fitness clubs operate at Bannatynes, King's Manor Hotel and Edinburgh College. Portobello Promenade and beach are well served by beach front bistros and pubs complementing those on the nearby High Street.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band F, however, please check with the local authority.



DESCRIPTION

3 Brunstane Gardens is a spacious four-bedroom mid-terrace traditional villa, located in a quiet cul-de-sac in the highly desirable district of Joppa, just east of Edinburgh city centre. This property offers a flexible layout while retaining many original period features. The accommodation comprises: entrance vestibule; welcoming hallway with cupboard space; sitting room with a bay window, ornate cornicing, feature fireplace and stripped flooring; impressive bright and spacious family room to the rear with direct access to the enclosed walled garden with large skylight letting in an abundance of natural light; well-equipped kitchen with ample high-gloss units and space for a dining table and chairs with utility room off and a modern shower room featuring a large walk-in shower which completes the ground floor accommodation. A carpeted staircase leads to the upper landing with skylight, where you'll find a generously sized bay-windowed double bedroom with intricate cornice work, echoing the size of the formal sitting room; two further double bedrooms at the rear; versatile front-facing bedroom 4 and a family bathroom with shower over the bath which completes the accommodation on offer. Externally, the property includes a private front garden, enclosed south-facing rear garden. The rear garden, mostly laid to lawn, features a decked patio area perfect for entertaining and alfresco dining. Further benefits include: gas central heating and double glazing.

The energy efficiency rating for this property is band C

3 Brunstane Gardens, Joppa, EDINBURGH, EH15 2QW





3 Brunstane Gardens, Joppa, EDINBURGH, EH15 2QW

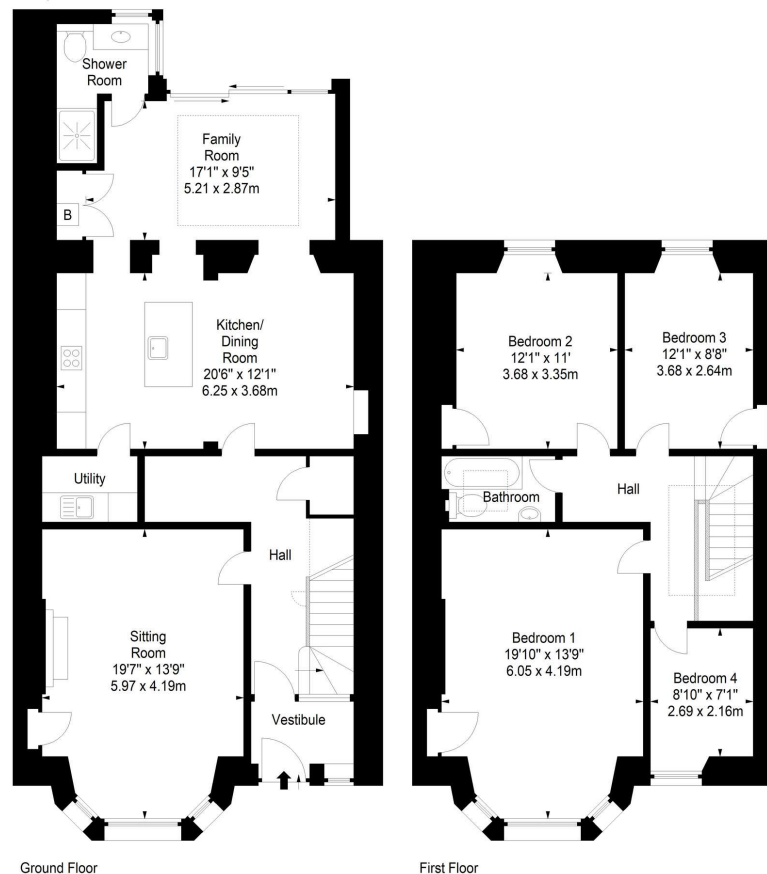
Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Brunstane Gardens,
Edinburgh, EH15 2QW



Approx. Gross Internal Area
1751 Sq Ft - 162.67 Sq M
For identification only. Not to scale.
© SquareFoot 2026



266-268 Portobello High Street,
Edinburgh, EH15 2AT
T: 0131 669 2121
Fraser Falconer - 07825 951348
admin@annan.co.uk

espc

zoopla

OnTheMarket

rightmove

Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.
Annan Solicitors and Estate Agents is a wholly-owned subsidiary of Elmslies Ltd SC 335565



ANNAN
SOLICITORS & ESTATE AGENTS