







8/5 Tait Wynd

Edinburgh, EH15 2RH

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"Tait Wynd is an impressive one bedroom first floor flat, forming part of an exclusive modern development with beautifully maintained landscaped grounds."

- WELL MAINTAINED STAIR
- LIFT ACCESS
- ENTRANCE HALL
- LIVING / DINING / KITCHEN
- BALCONY
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURE UNDERGROUND PARKING
- VISITORS PARKING AVAILABLE
- BEAUTIFUL LANDSCAPED GROUNDS
- FACTORED DEVELOPMENT
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS





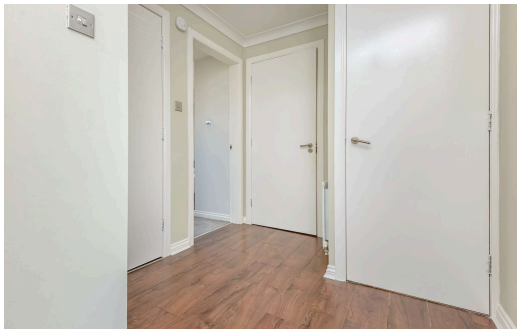














LOCATION

Brunstane is an extremely popular residential area located to the east of the city centre. Within close proximity Portobello High Street has a varied range of services, shops, banks and 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, which is within a short walking distance, 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 refurbished Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for on the promenade by the Swim Centre, Portobello Bowling Club & Leisure Centre, Sailing & Kayak Club and Power League 5-a-side pitches. Short distances away are Portobello 9 hole golf course, health & fitness clubs at Bannatynes and the King's Manor Hotel and outdoor bowling clubs. Portobello Beach is great for a relaxed stroll.

COUNCIL TAX

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

DESCRIPTION

Tait Wynd is an impressive one bedroom first floor flat, forming part of an exclusive modern development with beautifully maintained landscaped grounds. Entered through a well maintained communal stair, via a secure door entry system, the accommodation comprises: welcoming entrance hall with two cupboards; bright and spacious open plan living / dining / kitchen with breakfast bar, integrated appliances and access to generous balcony with beautiful outlook; well proportioned double bedroom with built-in mirrored wardrobe and contemporary shower room with mains operated shower.
Further benefits include: gas central heating; double glazing; lift access; factored development; secure underground parking and visitors parking available; manicured communal grounds; excellent local amenities and great transport links.

EPC RATING

The energy efficiency rating for this property is band Unknown

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.

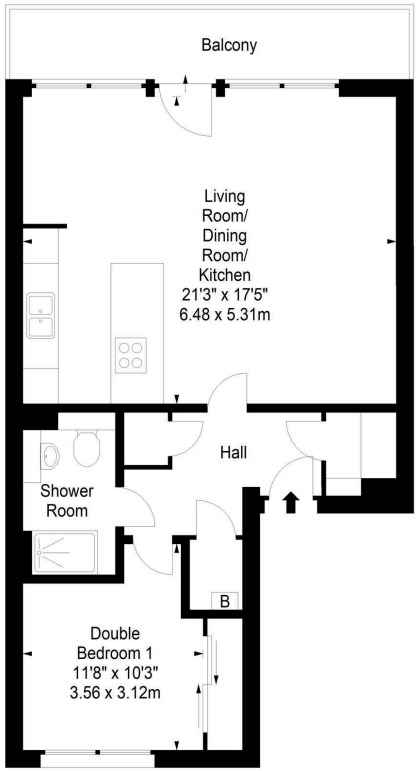




Tait Wynd,
Edinburgh,
Midlothian, EH15 2RH

SquareFoot

Approx. Gross Internal Area
671 Sq Ft - 62.34 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

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