



RALPH SAYER
SOLICITORS & ESTATE AGENTS

7/13 Tait Wynd

Brunstane, Edinburgh, EH15 2RJ

7/13 Tait Wynd

Situated on the fourth floor, the accommodation comprises of a welcoming entrance hall, a bright open-plan kitchen/living area with direct access to a private balcony, a principal bedroom with en-suite shower room, a second double bedroom, and a contemporary family bathroom.

This recently redecorated, stylish apartment forms part of a sought-after modern development in the popular Brunstane area of Edinburgh. Presented in excellent condition throughout, the property offers bright, well-proportioned accommodation, generous storage, and all the comforts of modern living. Additional benefits include gas central heating, double glazing, a secure entry system, lift access, well-maintained communal grounds, an allocated secure underground parking space, and visitor parking.

Property Summary

- Top Floor Flat in modern residential development
- Lift and stair access to all levels
- Open Plan Lounge/ Dining/ Kitchen
- Private balcony off
- Two Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- GCH/ DG
- Private allocated parking space with additional visitor parking available
- Home Report Value: £255,000
- EPC Band – B
- Council Tax Band - E



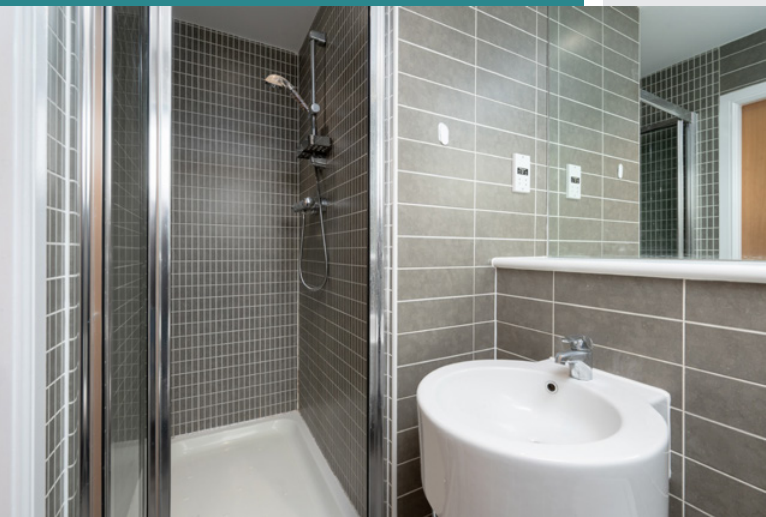




Bright open-plan kitchen/
living area with direct
access to a private balcony







Factor: the development is managed by Charles White with an approximate fee of £140/pcm to include the cleaning, lighting and maintenance of communal areas, garden grounds, lift maintenance and the block buildings insurance.



Brunstane, Edinburgh

The property enjoys a superb location approximately five miles east of Edinburgh City Centre, combining peaceful surroundings with excellent transport connections. Portobello Beach is within easy walking distance, while Brunstane Railway Station, just a seven-minute walk away, provides regular services into Edinburgh and beyond. Frequent bus services operate from the entrance to the development, and the nearby A1, City Bypass and motorway network offer convenient road access.

Residents are well served by an excellent range of local amenities. An Asda supermarket is close by, with extensive retail and dining options available at Fort Kinnaird Retail Park. The surrounding area also offers a wealth of leisure facilities, including golf courses, Musselburgh Racecourse, swimming pools, tennis courts, and the Kings Manor Hotel and Fountain Spa Health & Leisure Club.

Families benefit from a wide choice of schooling from nursery through to senior level, while Edinburgh College's Milton Road campus and Queen Margaret University are both easily accessible.

Let us help you find your next
dream property!



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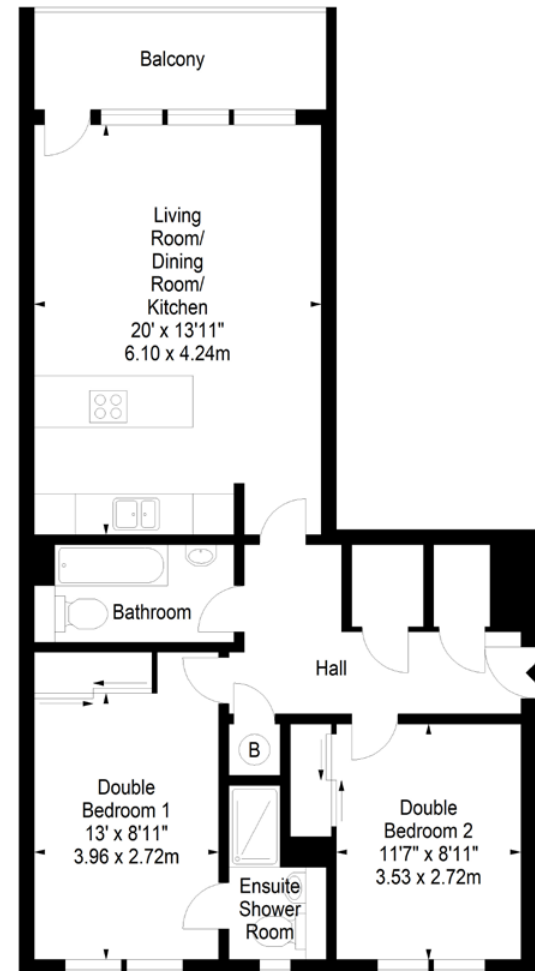
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Tait Wynd,
Edinburgh,
Midlothian, EH15 2RJ**



Approx. Gross Internal Area
762 Sq Ft - 70.79 Sq M
For identification only. Not to scale.
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Fourth Floor