



6/8 Tait Wynd
BRUNSTANE | EDINBURGH | EH15 2RJ

 **warner's**
solicitors & estate agents



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Set in a quiet, modern development surrounded by manicured communal grounds and only a short distance from Portobello beach is this spacious second floor, South facing apartment. Boasting secure underground parking, lift access, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with three ample sized storage cupboards, a bright open plan lounge/kitchen with two Juliet balconies which floods the room with natural light, there is generous dining space and a contemporary kitchen section with attractive units and worktops. A large double bedroom with built-in mirrored wardrobe and a stylish bathroom with shower over bath complete the flat.

- Modern second floor apartment moments from the beach
- Secure underground parking, lift access and communal grounds
- Welcoming hallway with abundant storage
- Stunning open plan lounge/kitchen with two Juliet balconies
- Large double bedroom with built-in mirrored wardrobes
- Exquisite bathroom with shower over bath
- Gas central heating and double glazing

Energy Rating B, Council Tax Band D.

Fees payable to factor approx. £137 per month

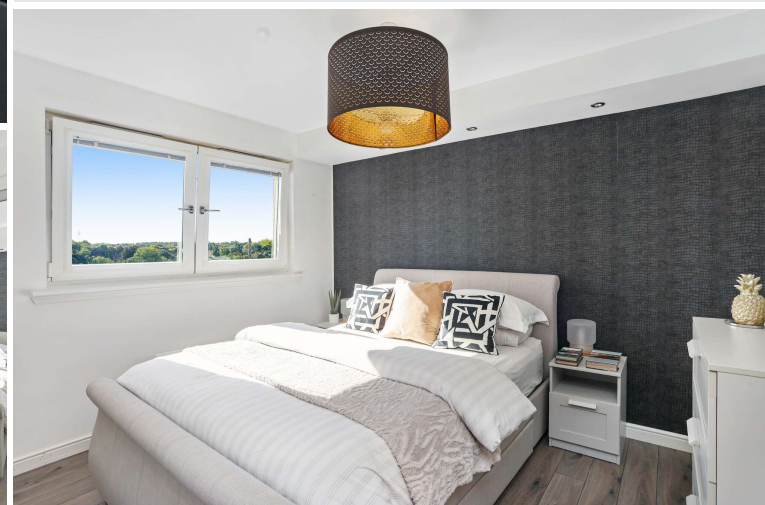
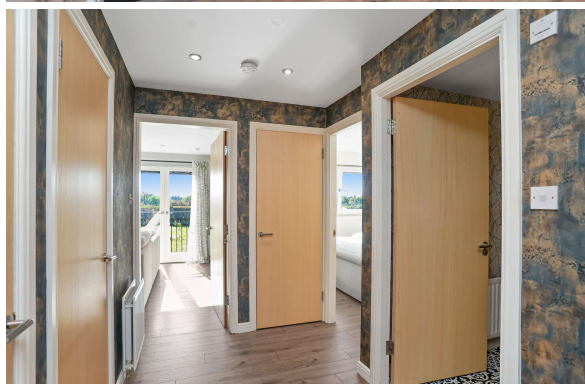


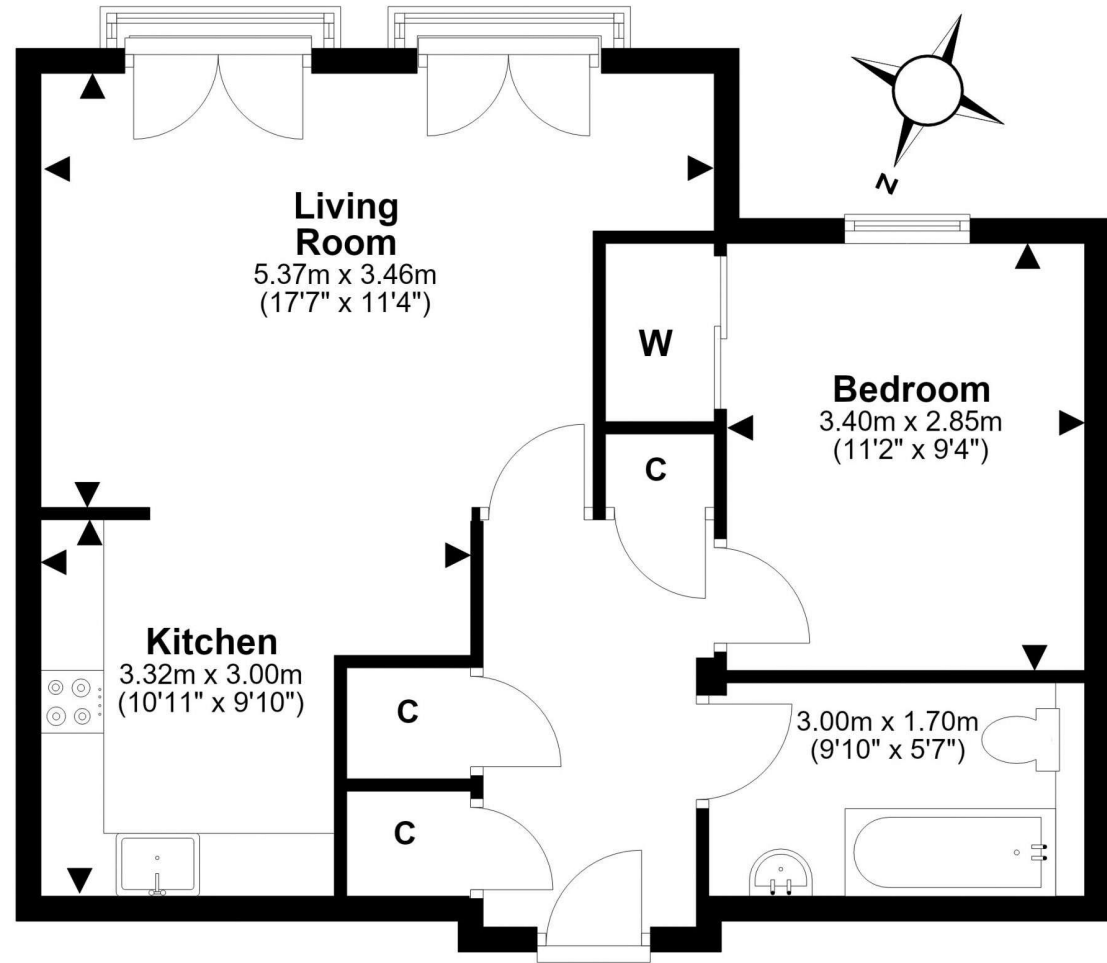
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, blinds, integrated appliances and washing machine will be included in the sale, while other items of furniture can be available with separate negotiation.

Brunstane is a sought-after suburb which lies to the east of Edinburgh City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket and Fort Kinnaird Retail Park at Newcraighall. Further leisure and recreational amenities can be found at neighbouring Portobello with the beach, promenade and artisan cafes and restaurants conveniently close. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Edinburgh College (Milton Road Campus) catering for the more mature student. An efficient public transport network is on hand, which operates to most parts of the town. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.





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.