



24 Gilberstoun Loan
BRUNSTANE | EDINBURGH | EH15 2RQ


warners
solicitors & estate agents



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Warners are delighted to present this beautifully upgraded three-bedroom semi-detached villa, quietly positioned within an established residential development in the popular Brunstane area of Edinburgh. Presented in excellent order throughout, this attractive family home offers bright, well-proportioned accommodation, a private driveway and an impressive south-facing rear garden which has been extended to create a particularly generous outdoor space.

The accommodation opens into a welcoming entrance hallway leading to the bright and spacious living room, where an attractive bay window floods the room with natural light. An open archway connects to the separate dining room, providing an excellent space for family meals and entertaining, with views overlooking the rear garden. The stylish contemporary kitchen has been thoughtfully upgraded and features modern grey cabinetry, contrasting wood-effect worktops, integrated appliances and a door providing direct access to the garden.

Upstairs, there are three well-proportioned bedrooms, with the two larger bedrooms benefiting from integrated wardrobe storage. The third bedroom offers excellent flexibility as a child's bedroom, nursery or home office. Completing the accommodation is a beautifully appointed family bathroom, finished with contemporary tiling, a stylish three-piece suite, vanity storage and shower over the bath.

Externally, the property enjoys a private driveway to the front providing convenient off-street parking. The fully enclosed south-facing rear garden is undoubtedly one of the property's standout features, having been extended to create a larger than average garden for a property of this type. Beautifully landscaped and mainly laid to lawn, it incorporates a generous Indian sandstone patio, providing an ideal setting for outdoor dining, entertaining and family activities, together with a garden shed offering useful external storage.

Further benefits include gas central heating, double glazing and useful storage throughout. Early viewing is highly recommended to appreciate the excellent presentation, generous accommodation and superb landscaped rear garden offered by this attractive family home.

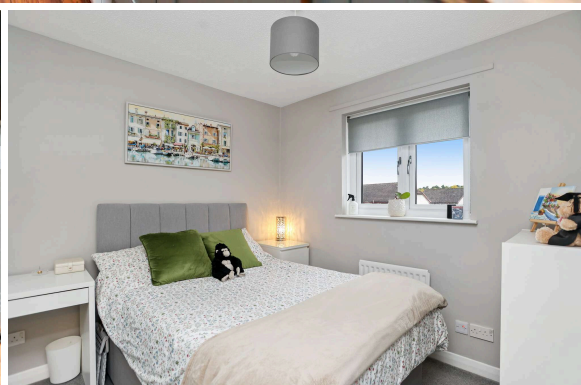
- Beautifully presented three-bedroom semi-detached villa set in popular Brunstane with excellent amenities and commuter links
- Bright and spacious bay-windowed living room
- Separate dining room overlooking rear garden
- Stylish contemporary fitted kitchen with integrated appliances
- Three well-proportioned bedrooms
- Modern family bathroom with shower over bath
- Impressive south-facing landscaped rear garden with garden shed
- Private driveway
- Gas central heating and double glazing

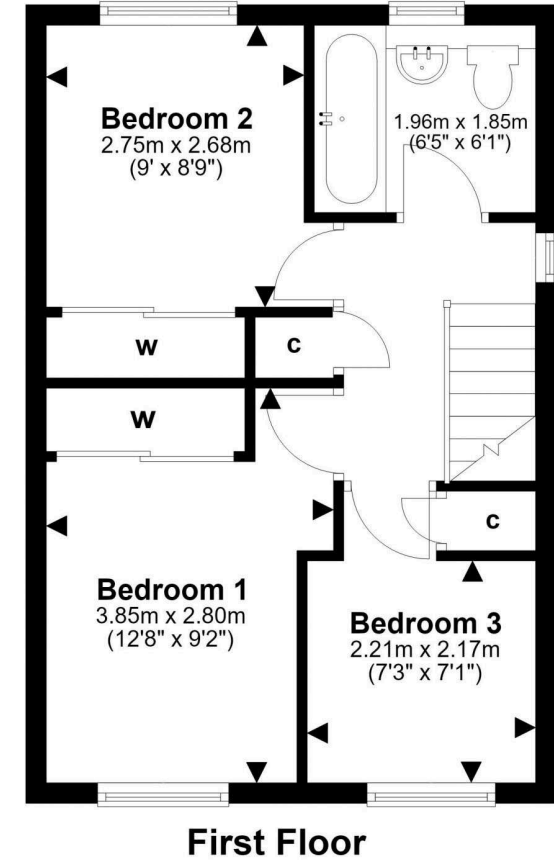
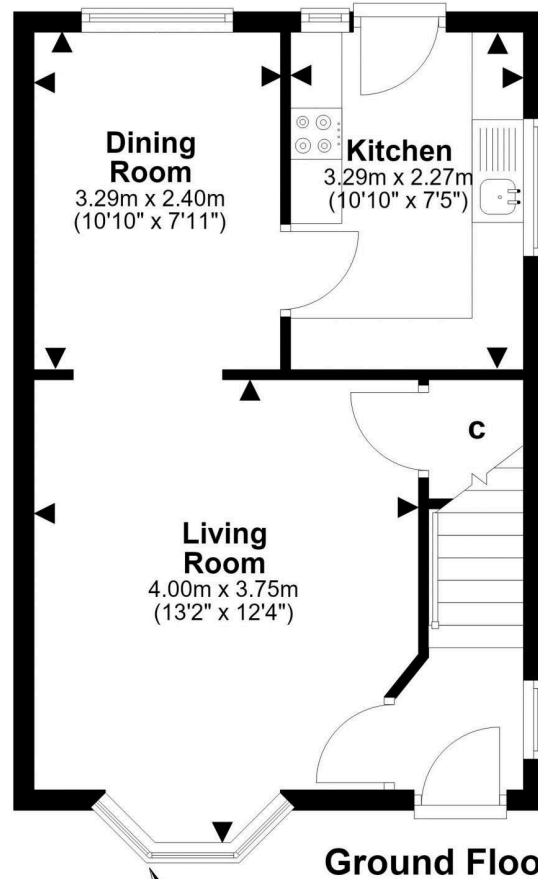
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances and dishwasher will be included in the sale of the property, along with all carpets/flooring, wall lights, and TV bracket. All lampshades will be removed. EPC: C. CT: E.

Brunstane is a 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 and Musselburgh. Schooling is well represented from nursery to senior level, with the Queen Margaret University and Jewel and Esk Valley College 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.