



27 Gilberstoun Brig
BRUNSTANE | EDINBURGH | EH15 2RP


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Nestled on a quiet cul-de-sac, moments from Brunstane train station, Portobello beach and the excellent amenities at Fort Kinnaird is this immaculately presented end terrace house. Boasting a generous corner plot with large, secluded garden grounds, an allocated parking space, gas central heating and double glazing this property which has been significantly extended would make an ideal buy in a tranquil, yet well-connected location.

The accommodation on the ground level comprises a welcoming entrance vestibule and hallway, a stunning dual aspect dining kitchen with luxury kitchen units, sleek worktops, island with breakfast bar and generous dining space, a bright lounge also dual aspect with abundant living space and patio doors to the rear garden. Following up a carpeted staircase the upper level enjoys a spacious principal bedroom with built-in wardrobes and an elegant en-suite shower room, a second double bedroom with deep storage wardrobe and cupboard, two further single bedrooms and the home is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed, secluded rear garden is mainly laid to lawn with a decked and paved area ideal for al fresco dining and entertaining.

- Spacious, extended end terrace villa
- generous corner plot on quiet cul-de-sac
- Close to train station, beach and Fort Kinnaird
- Allocated parking and large garden grounds
- Hallway, stunning dining kitchen and large lounge
- Four bedrooms and two bathrooms
- Gas central heating and double glazing

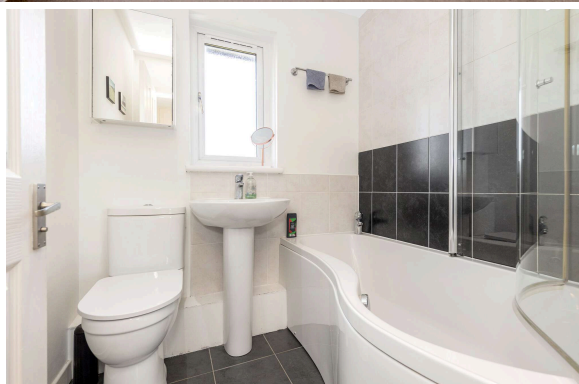
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

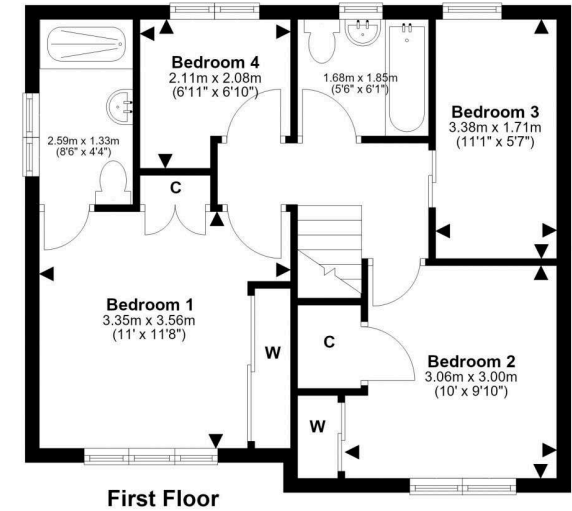


The subjects are located in the Brunstane area of Edinburgh, which lies to the east of the City Centre. The area is well served by an excellent range of amenities including an Asda Hypermarket at the Jewel and Fort Kinnaird Retail Park at Newcraighall. Further leisure, sporting and recreational amenities can be found at neighbouring Portobello and Musselburgh, both locations being easily accessible. Schooling is well represented from nursery to senior level, with the Jewel and Esk Valley College catering for the more mature student, and the Queen Margaret University just a little further afield. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. Brunstane railway station is close by and the A1, City Bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band E. There is no factor associated with this property.

Extras included in this sale will be fridge/freezer, washing machine, dishwasher, induction hob, oven, light fittings, curtains and blinds.





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.