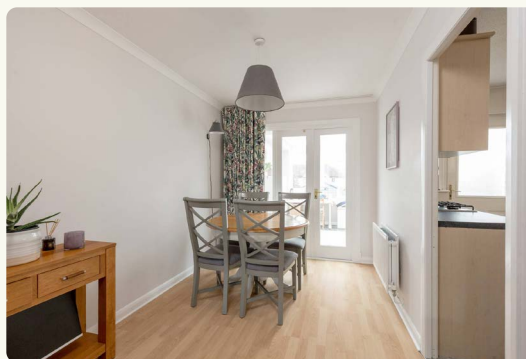




30 Gilberstoun Brig,
Gilberstoun EH15 2RP



A super three-bedroom semi-detached family home in the sought-after residential development

 3 Bed  1 Bath  3 Reception

A super three-bedroom semi-detached family home in the sought-after residential development of Gilberstoun, east of Edinburgh city centre. Presented neutrally throughout and in move in condition, this wonderful home offers great accommodation throughout. Comprising an entrance vestibule, bay windowed sitting room with archway leading into the dining room, a fitted kitchen with a range of integrated appliances (Including a new washing machine and dishwasher) a large conservatory which is flooded with light and overlooks the rear garden, three bedrooms, two of which are spacious double rooms and with the principal bedroom having built in wardrobes and a contemporary bathroom with three piece suite and shower overhead. The property benefits from gas central heating and double glazed windows.

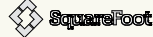
Externally, there are well maintained gardens to the front and rear, with the rear garden being fully enclosed, partially laid to lawn and with a lovely patio area and gated access to the front. There is a spacious block paved drive to the front of the property providing off street parking.

Features

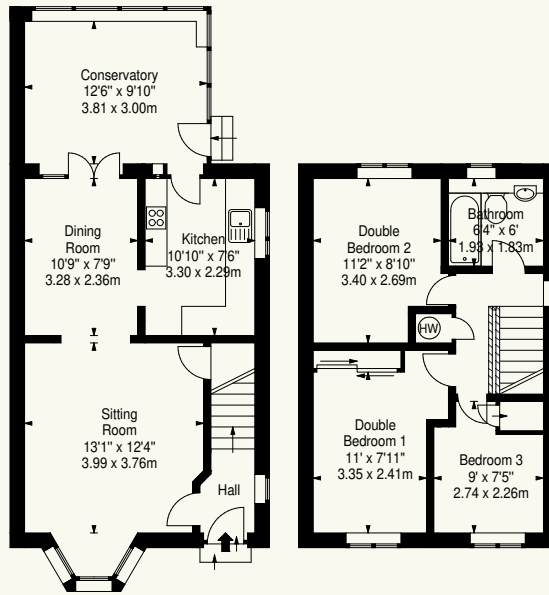
- Spacious living room with bay window
- Dining room
- Fitted kitchen
- Large conservatory
- Three bedrooms
- Family bathroom
- Enclosed rear garden
- Gas central heating and double glazing
- EPC Rating C

Offers Over £295,000

Gilberstoun Brig,
Edinburgh, EH15 2RP



Approx. Gross Internal Area
922 Sq Ft - 85.65 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Ground Floor

First Floor



The property is located in the Brunstane area of Edinburgh, which lies to the east of the city centre. It is well positioned to take advantage of a good choice of amenities on offer, which include an Asda supermarket and Fort Kinnaird Retail Park. Leisure facilities are catered for with fitness clubs at the Kings Manor Hotel, Milton Road and Bannantynes at Newcraighall. Further amenities can be found at Portobello and Musselburgh, which are

both easily accessible. Schooling is well represented from nursery to further education level. An efficient public transport network is on hand which operates to most parts of Edinburgh and the surrounding areas. Brunstane railway station is very close by, which provides access to Waverley station and the A1 and city bypass gives access to the main motorway networks.

FOR VIEWING:

By appointment only

Contact Lindsay on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.