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Offers Over

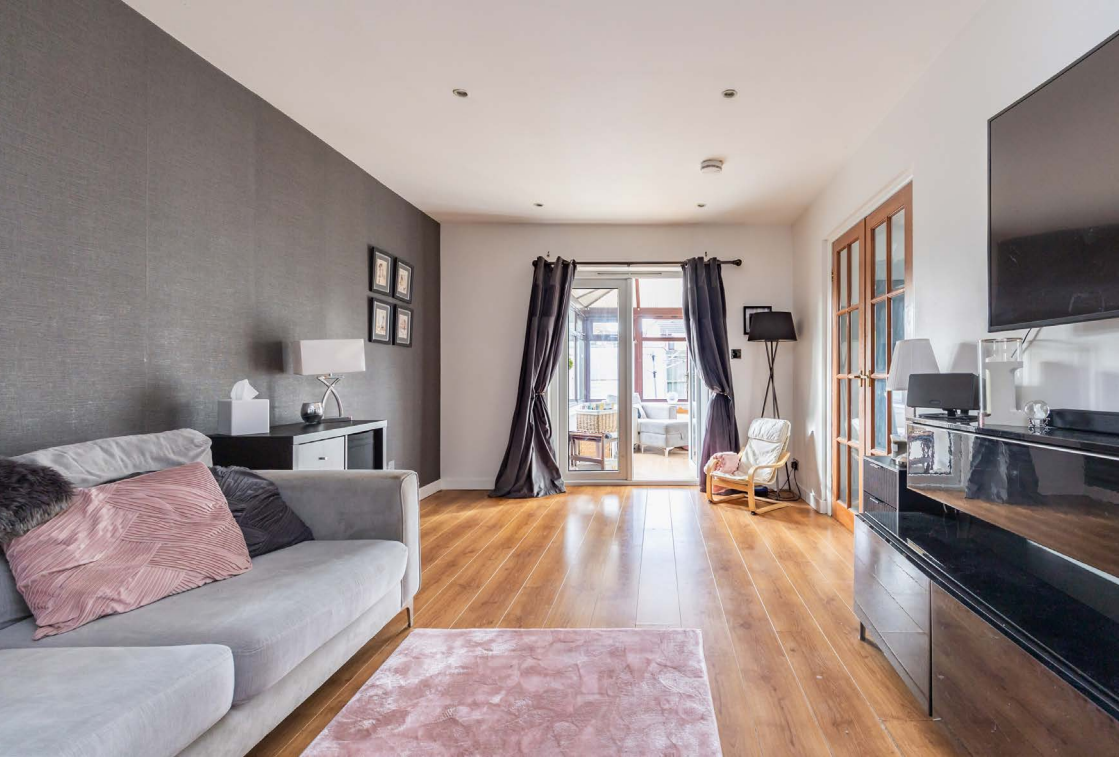
£375,000

38 Gilberstoun Loan

Brunstane | Edinburgh | EH15 2RQ

Situated within a modern yet well-established residential development, this impressive four-bedroom semi detached family home occupies a desirable position within a modern yet established residential development. Offering spacious and versatile accommodation, the property is well presented throughout, with neutral décor and contemporary finishes creating a welcoming, move-in-ready home.

- 4 Bedrooms
- 3 Public Rooms
- 2 Bathrooms
- Driveway
- Front and Rear Gardens
- EPC Rating – C
- Council Tax Band - E



Description





The accommodation begins with an entrance hallway featuring attractive laminate flooring and a staircase leading to the upper level. The reception room is particularly welcoming, finished in neutral tones and featuring laminate flooring, with double doors providing access to the kitchen and a further set of doors leading to the rear conservatory, creating a natural flow between the living spaces. The kitchen is fitted with sleek, high-gloss grey wall and base units, complemented by tiled flooring and a central island providing additional preparation space. A combination of integrated and freestanding appliances offers practicality, while a rear door provides convenient access to the garden. A large under stair cupboards provides further valuable storage. The separate dining room enjoys a front-facing aspect and neutral décor, providing an ideal setting for family meals and entertaining. The conservatory offers additional living space overlooking the rear garden, making it an ideal spot to relax and enjoy the outlook throughout the year with direct access via a glazed door onto the outside deck area. Downstairs also benefits from a modern shower room. The principal bedroom is a spacious, front-facing double room featuring mirror-fronted built-in wardrobes and additional in built storage cupboards. The remaining three bedrooms offer flexible accommodation for family members, guests or those requiring a home office. The second bedroom is front-facing and further benefits from laminate flooring and fitted wardrobes while the third bedroom enjoys a rear-facing aspect with laminate flooring and neutral décor. The fourth bedroom is a double with laminate flooring and neutral décor. Completing the accommodation is a family bathroom fitted with a white three-piece suite, incorporating a bath with partial tiling around the bath area.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the rear garden provides an attractive outdoor space, featuring a decked seating area, lawn and planted borders. This combination offers an ideal setting for outdoor dining, entertaining and family enjoyment. A driveway to the front allows for private off street parking with on street parking readily available for guests.

Viewing

By appointment through Neilsons (0131 625 2222).









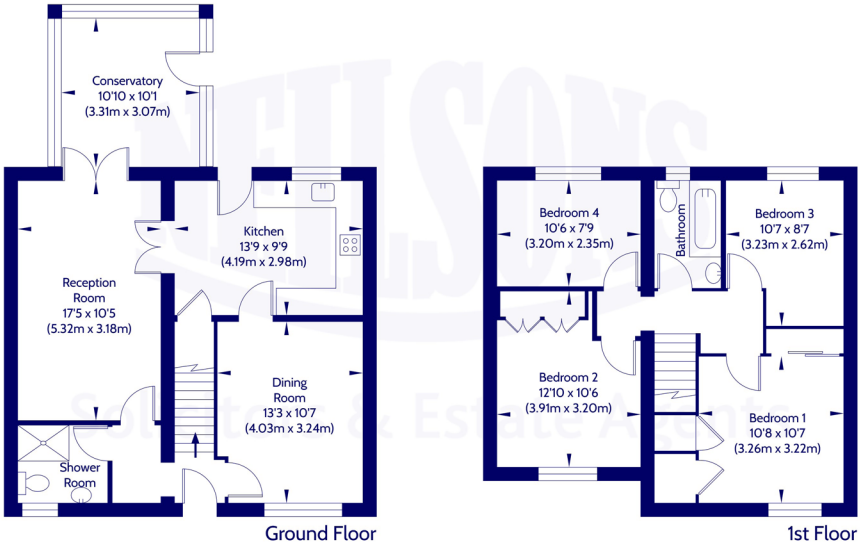
Location





Brunstane is a popular residential area situated to the east of Edinburgh, offering an excellent range of local amenities and convenient transport connections. The area is well served by regular bus services providing access to the city centre, whilst Brunstane railway station is just a short walk away, with direct trains reaching Edinburgh Waverley in approximately seven minutes. The location also offers convenient access towards the Scottish Borders and East Lothian, making it ideal for those who enjoy exploring further afield. A wealth of shopping, leisure and recreational facilities are available nearby. Fort Kinnaird Retail Park is easily accessible on foot via the nearby cycle path towards Newcraighall and offers an extensive selection of high street retailers, restaurants, a multiscreen cinema. For those seeking leisure and fitness facilities, Bannatyne's Health Club at Newcraighall offers a range of health and fitness amenities and the nearby King's Manor Hotel also benefits from its fitness facilities.. The Jewel also provides further shopping facilities, including a 24-hour Asda and local amenities such as The Range and Costa Coffee located within approximately a ten-minute walk. The nearby coastal suburb of Portobello offers further leisure opportunities, with its popular beach and promenade, alongside an excellent selection of independent shops, cafés and restaurants. Edinburgh College and Queen Margaret University are both within walking distance and provide additional educational and leisure facilities. There are also several local access points to Edinburgh's cycle path network, providing excellent opportunities for walking and cycling. The property is particularly well positioned for commuters, with convenient access to the A1 and Edinburgh City Bypass, which in turn provide connections to East Lothian, the Scottish Borders, Edinburgh Airport and the wider motorway network. A range of educational facilities, from primary schooling through to further and higher education, are also available within the surrounding area.

Approx. Gross Internal Floor Area 118 Sq M / 1274 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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