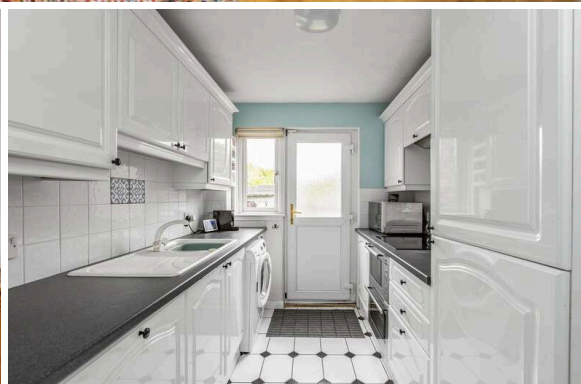




8 Gilberstoun  
BRUNSTANE | EDINBURGH | EH15 2QY

**warners**  
solicitors & estate agents





## 8 Gilberstoun

BRUNSTANE | EDINBURGH | EH15 2QY

Beautifully presented three bedroom mid terraced home located in the popular Brunstane area of Edinburgh with excellent local amenities and moments from the trainline.

The house is tastefully decorated and has been modernised throughout and benefits from electric heating, double glazing and sizeable yet easily maintainable garden to the rear and giving access to the garage. The property comprises three well proportioned bedrooms, the master benefiting from built in wardrobes, the modern bathroom with shower over the bath, spacious living room that leads to the dining room and Kitchen which includes electric hob, double oven, washing machine, dishwasher, fridge/freezer and gives access to the rear landscaped garden with patio. This superb property located in an excellent, sought-after location will appeal to a range of buyers. The property also benefits from a single garage and attic.

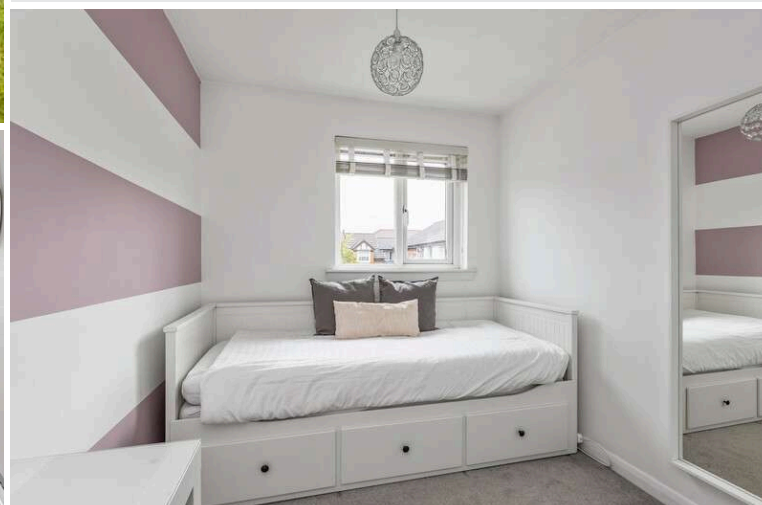
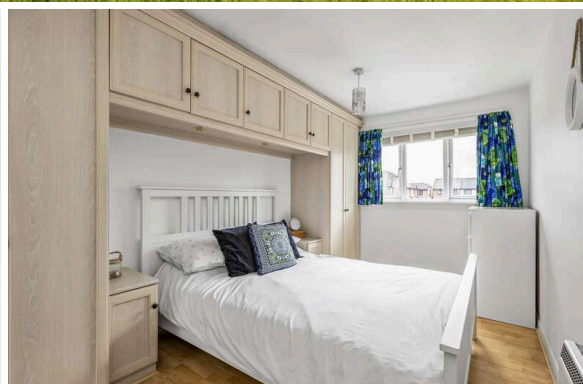
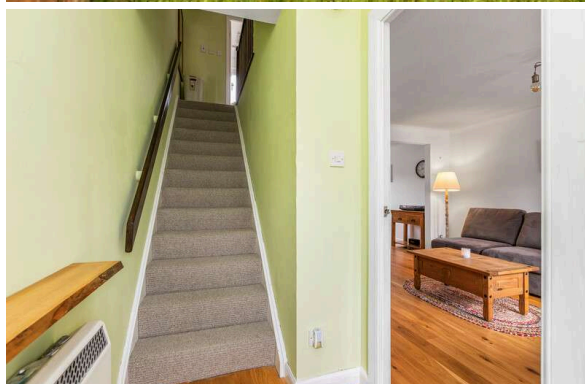
- Entrance Hallway
- Living room with arch to Dining room
- Fitted kitchen
- Three bedrooms
- Bathroom with shower over the bath
- Double glazing and Electric heating
- Private garden
- Lock-up garage to rear

The white goods, curtains, blinds, whirlygig and storage unit in the main bedroom will be included in the sale of the property. EPC D.

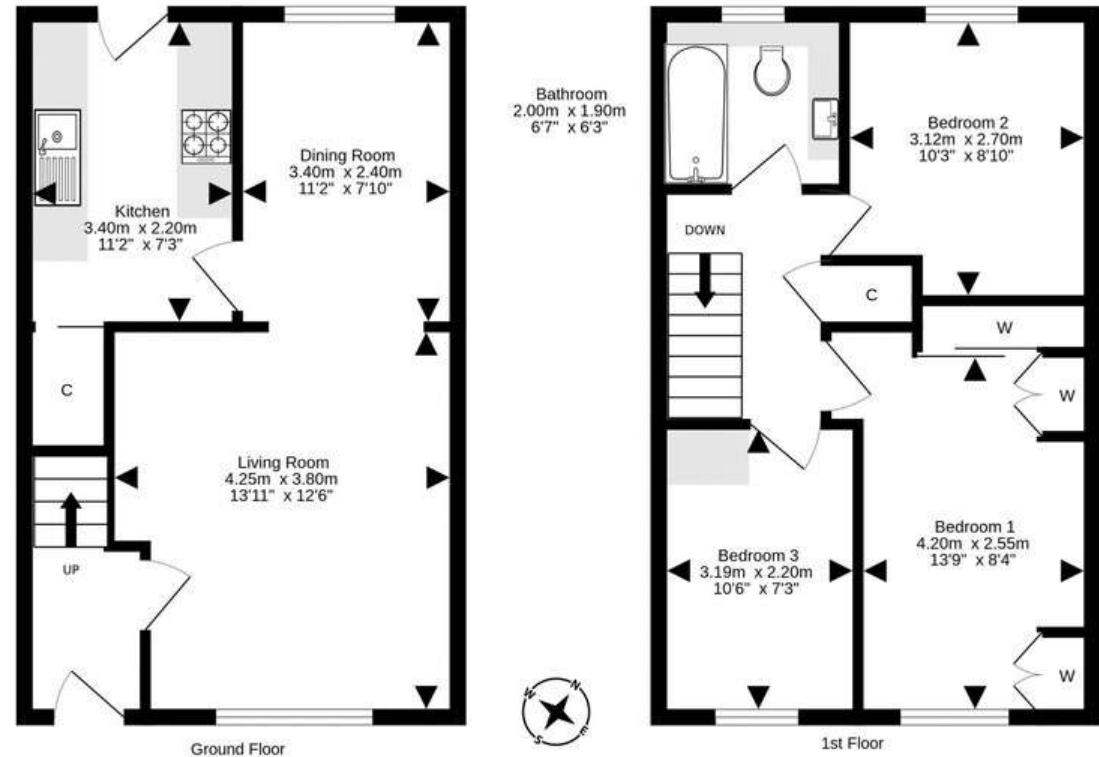
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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.







For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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