



52 Gilberstoun Wynd  
BRUNSTANE | EDINBURGH | EH15 2RR

  
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solicitors & estate agents



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Well appointed two bedroom, end terraced villa, quietly positioned on a well-established residential development with a superb leafy outlook, in the popular and convenient Brunstane area. This bright home offers comfortable and well planned accommodation throughout. The lounge offers space for a dining table, the kitchen and bathroom are very well-appointed and there is an excellent level of storage with a partially floored attic and built-in mirrored wardrobes in both bedrooms. Externally the fully enclosed rear garden has a sunny patio area, decking area as well as being laid to lawn, and to the front there is a small lawn area. The property benefits from double glazing and gas central heating and an allocated parking space and ample visitor parking is also available.

- Entrance cloaks hallway
- Living room with space for a dining table
- Modern fitted breakfasting kitchen with glazed doors to rear garden
- Two bedrooms, both with built-in mirrored wardrobes
- Bathroom with three piece suite and mains shower over bath
- Gas central heating and double glazing
- Enclosed rear garden with patio, lawn and decked area
- Partially floored attic
- Allocated space and ample visitors ' parking

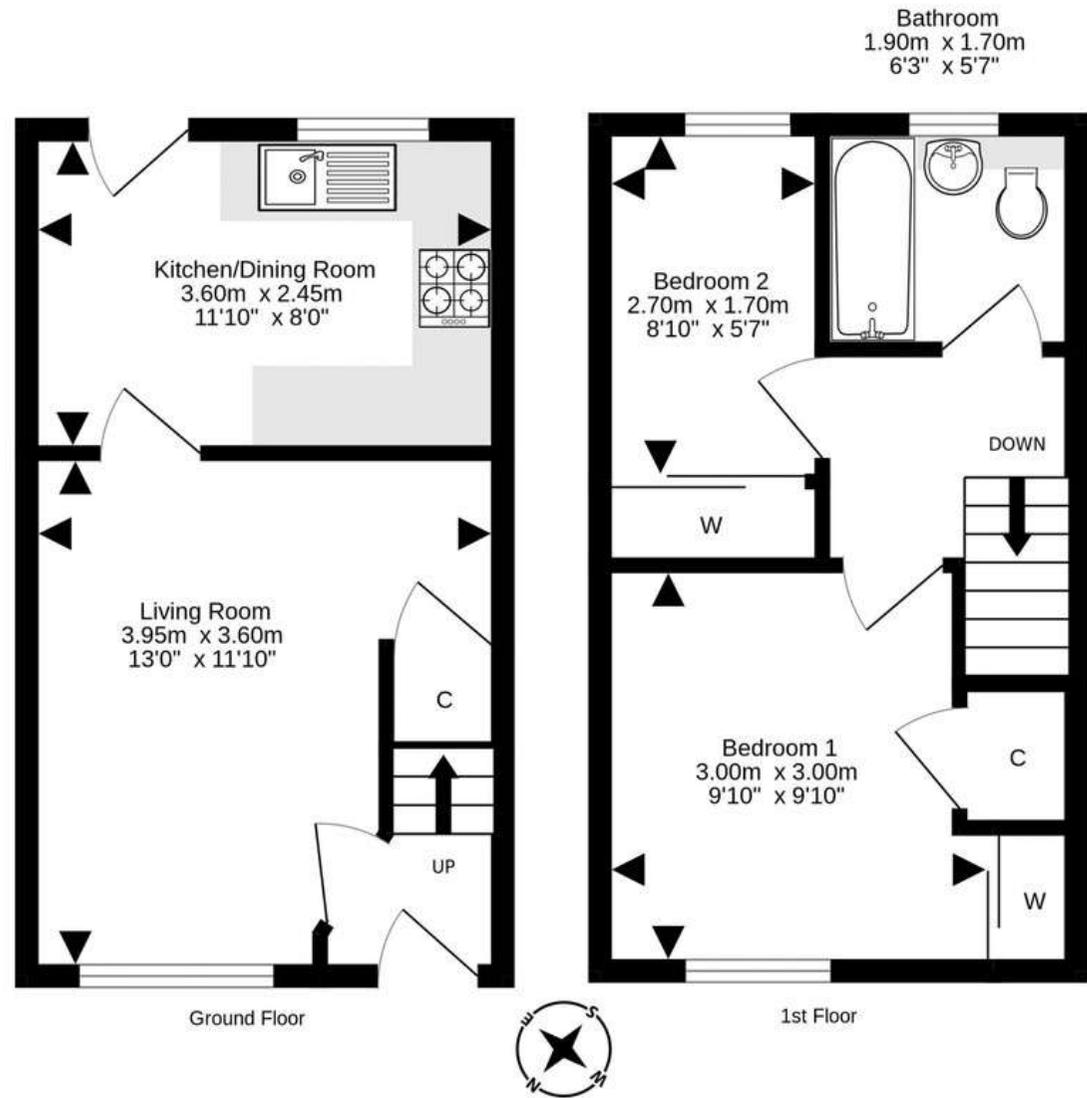
Extras: The fridge, cooker and all fitted blinds will be included. EPC rating Band C.

**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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