

COULTERS[©]

6/8 TAIT WYND

BRUNSTANE, EDINBURGH, EH15 2RJ

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This well presented one bedroom south-facing second floor flat forms part of a well maintained modern development and is conveniently located in the Brunstane area of Edinburgh. The property comprises a large entrance hall with fantastic storage in three cupboards, a spacious bright spacious living room/kitchen with two large full height doors opening inwards with two Juliet balconies creating lots of natural light and open outlooks.

KEY FEATURES



Modern flat with lift access.



A spacious double bedroom with built in wardrobe.



Well maintained communal grounds.



Secure underground allocated car parking space.



Within a short walk of Brunstane Train Station.



Fort Kinnaird Shopping Park very nearby.



The modern kitchen has cream base and brown wall units, integrated appliances opening to the spacious living /dining area. There is a large stylish double bedroom with mirrored fitted wardrobes to the front of the property and a new fitted modern partially tiled bathroom with bath with overhead shower.

The property benefits from double glazing, gas central heating, secure underground parking and within close walking distance to an excellent variety of local amenities including Portobello beach and the promenade and walks along Brunstane Burn Path.



THE LOCAL AREA

Tait Wynd is a quiet no-through road off Milton Road East in Brunstane, a popular residential area situated to the east of Edinburgh city centre. It is within a short walk of Portobello High Street, beach and promenade, and is also close to Musselburgh. An extensive array of shops, leisure facilities and eateries are available at nearby The Jewel and Fort Kinnaird Retail Park. Recreational amenities nearby include Bannatynes Health Club, Portobello Swim Centre along with Portobello and Duddingston golf courses. It is ideally located for Edinburgh College and Queen Margaret University is just a short distance away. Brunstane Railway Station is less than a 10 minute walk and operates regular trains into Waverley Railway Station. An excellent bus service also runs from Milton Road East, providing access to the city centre in under thirty minutes, whilst the A1, City Bypass and motorway networks are also in easy reach.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and appliances are included in the sale price.

GET IN TOUCH



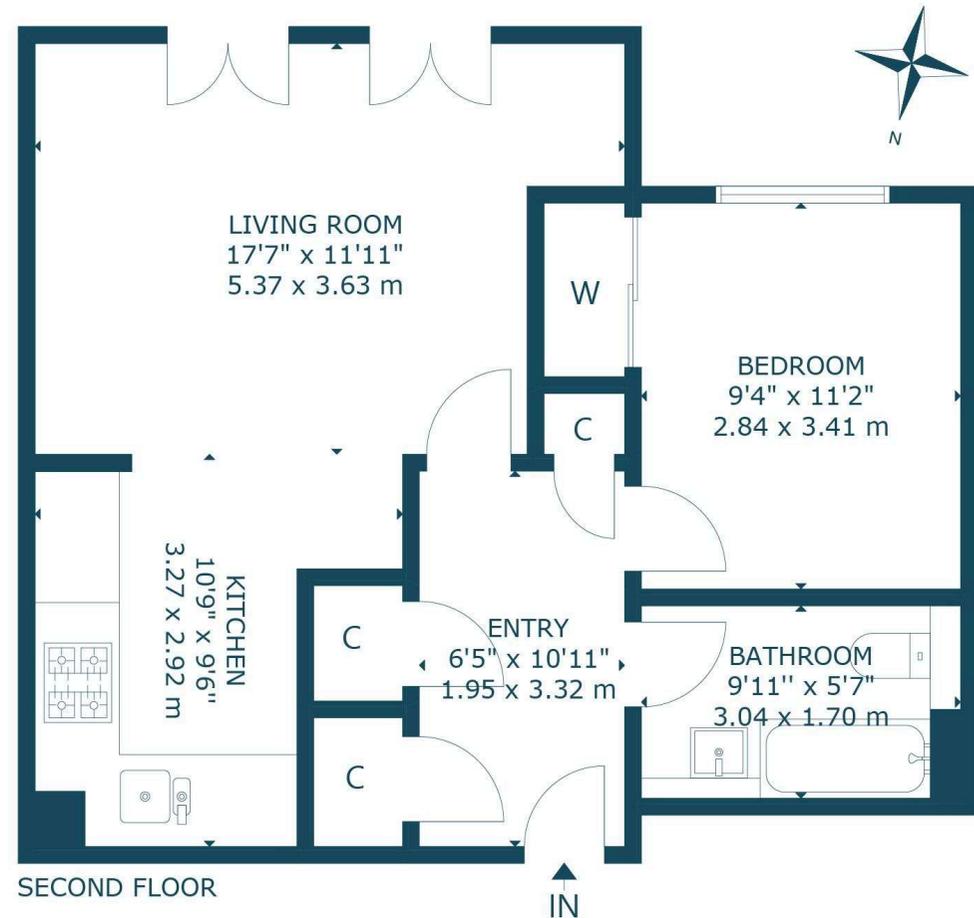
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 580 SQ FT / 54 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.