



**28 Bailie Terrace, Brunstane,
Edinburgh, EH15 3BU**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

WELL PRESENTED

ONE BEDROOM MAIN DOOR, GROUND FLOOR FLAT



The property is a well presented, one-bedroom, main door, ground floor flat forming part of a popular Brunstane area of Edinburgh, close to excellent local amenities which include excellent bus routes in and out of the City centre. It is also walking distance from Portobello with its promenade and many attractions. The flat is exceptionally bright and has a lovely outlook to front and rear over greenery. It has been very nicely maintained and is freshly decorated in a neutral palette throughout. The accommodation consists of a welcoming hall, elegant lounge/dining area, kitchen with nicely fitted modern units, appliances, complementary worktops and tiling. There is a large double bedroom with lots of room for a large wardrobe and a particularly nice wet room. The property benefits from its own easily maintained private gardens to front and side together with a private paved private patio and shared drying garden to the rear.

- Hall
- Lounge/ dining room
- Modern kitchen
- Large double bedroom
- Wet room
- Gas central heating
- Double glazing
- Private and communal gardens
- On street parking





BRUNSTANE

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.



Extras

All fitted floor coverings, curtains, blinds and light fittings. The kitchen appliances comprising fridge-freezer, gas cooker and automatic washing machine (sold as seen). The furniture to be negotiated if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

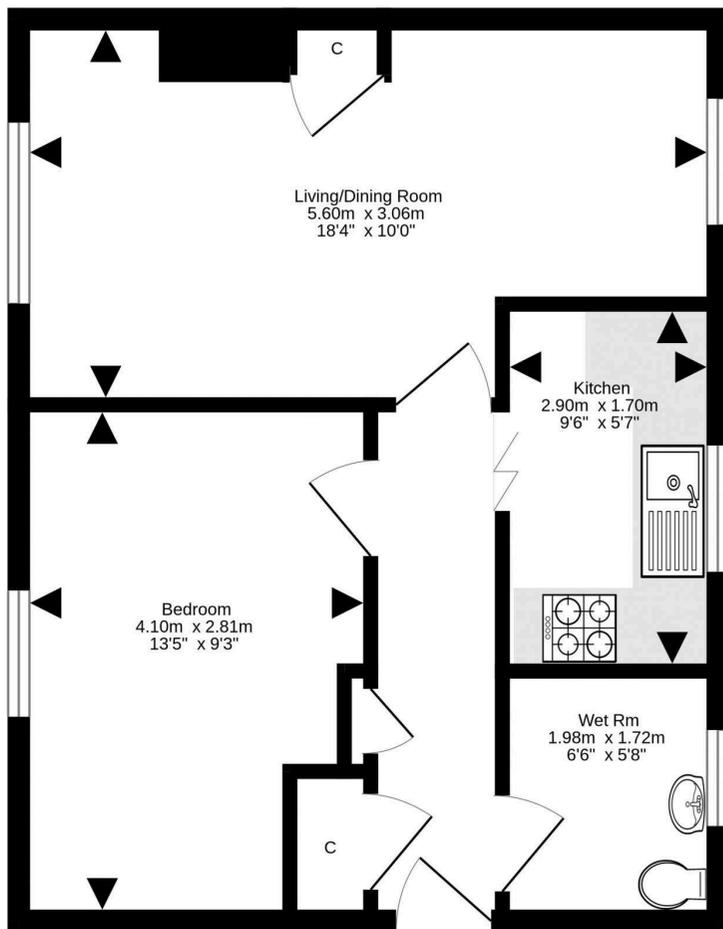
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Home Report Valuation

£125,000

EPC Rating

D



TOTAL FLOOR AREA : 39.5 sq.m. (425 sq.ft.) approx.
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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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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