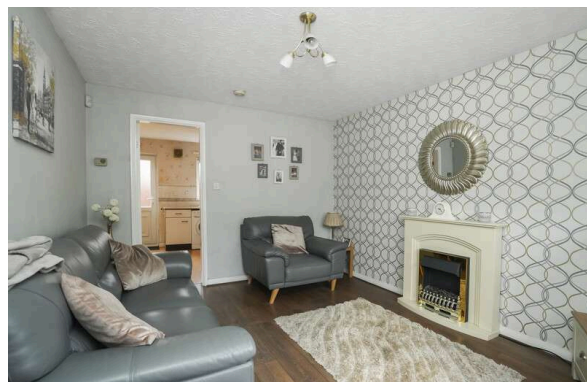




10 Gilberstoun Wynd
BRUNSTANE | EDINBURGH | EH15 2RR


warners
solicitors & estate agents



10 Gilberstoun Wynd

BRUNSTANE | EDINBURGH | EH15 2RR

Well presented two bedroom end terraced home set within a popular modern development in the popular Brunstane area of Edinburgh to the East of the city centre. The property will make an ideal family home and comprises a spacious lounge with electric fire, a fully fitted kitchen/diner currently with boiler, fridge/freezer, gas hob, oven and fan, washing machine and door out to the rear garden. Upstairs you will find a hallway leading to two good sized bedrooms with the master bedroom benefitting from built in wardrobes and completing the accommodation is the bathroom with shower over the bath. The property benefits from gas central heating, double glazing, has a partially floored attic and externally there are private gardens to the front and rear including a lawn, patio and shed.

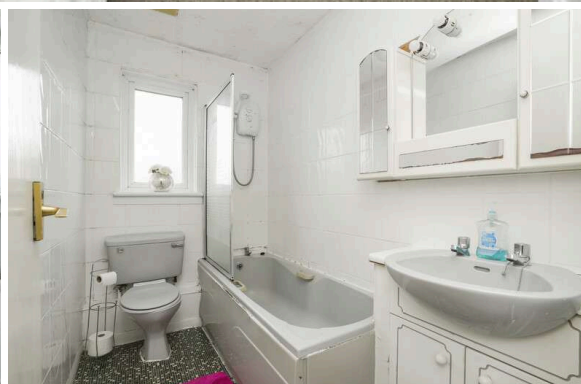
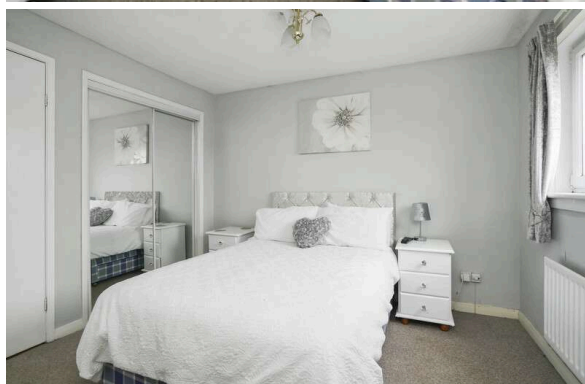
- Two bedroom end terraced house
- Spacious lounge
- Fully fitted Kitchen
- Bathroom
- Ample storage including partially floored attic
- Gas central heating and double glazing
- Private front and rear gardens
- Private parking

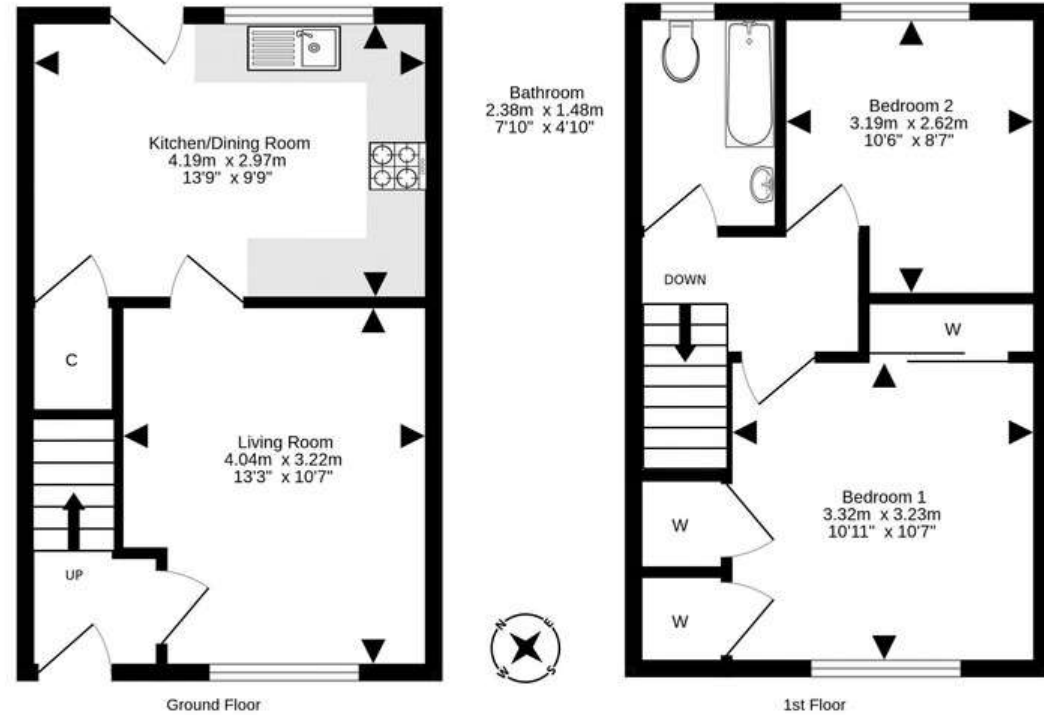
Extras included in this sale are all blinds, curtains and carpets. Cooker, Fridge/freezer, washing machine, marble table with chairs and fireplace also included in this sale. EPC rating C

PRICE & VIEWING: Please refer to our website, 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.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com