



4 Flat 8, Tait Wynd, Edinburgh, EH15 2RH

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This beautiful top floor flat (2nd floor) is perfect for anyone wishing a quite yet central location. Situation in the Brunstane/Joppa area, close proximity to Brunstane train station and Portobello, the property must be viewed to appreciate the spacious accommodation on offer with fantastic open views from all windows. The accommodation briefly comprises: a large welcoming entrance hall with 3 storage cupboards (1 which houses the washer/dryer); bright lounge with ample natural light from the twin French windows and side window in the dining recess. Semi-open plan modern kitchen with a good range of wall and base units, integrated microwave, fridge freezer, dishwasher, oven hob and extractor fan. All 3 bedrooms are of excellent proportions and all have integrated wardrobes, the master bedroom benefits from its own en-suite shower room. The bathroom is of good proportions with shower over bath, glazed shower screen and attractive tiling. Externally there are well maintained grounds looked after by Charles White Factors and an allocated parking space in the underground secure car park. Further benefiting from gas central heating and double glazing.

- Stunning top floor flat with lovely open views
- Open plan lounge/dining with twin French windows
- Modern kitchen, bathroom and en-suite
- 3 double bedrooms, gas central heating and DG
- Private space in underground secured parking
- Short walk to train station and Portobello



Location

This property is situated in the popular residential area of Joppa and within close proximity to Portobello beach. The area is well served by a good selection of everyday local shops and further amenities are available at nearby Fort Kinnaird. It is an ideal base for those working in the City centre as well as those attending Edinburgh's College (Milton Road Campus) or Queen Margaret University. Recreational activities are also within easy reach and swimming facilities can be found at the Kings Manor, Edinburgh College and Portobello Swim Centre, PureGym and Bannatynes at Fort Kinnaird. The area is well served for schooling by Brunstane Primary School and Portobello High School. The area is conveniently located for easy access to the City By-Pass, Edinburgh International Airport and Central Scotland's Motorway Network (M8, M9, M90 and the Forth Road Bridge). Good bus and train services also service this area with frequent buses and trains running to and from the city centre. Brunstane train station is a short walk from the property and offers regular trains into the city centre.

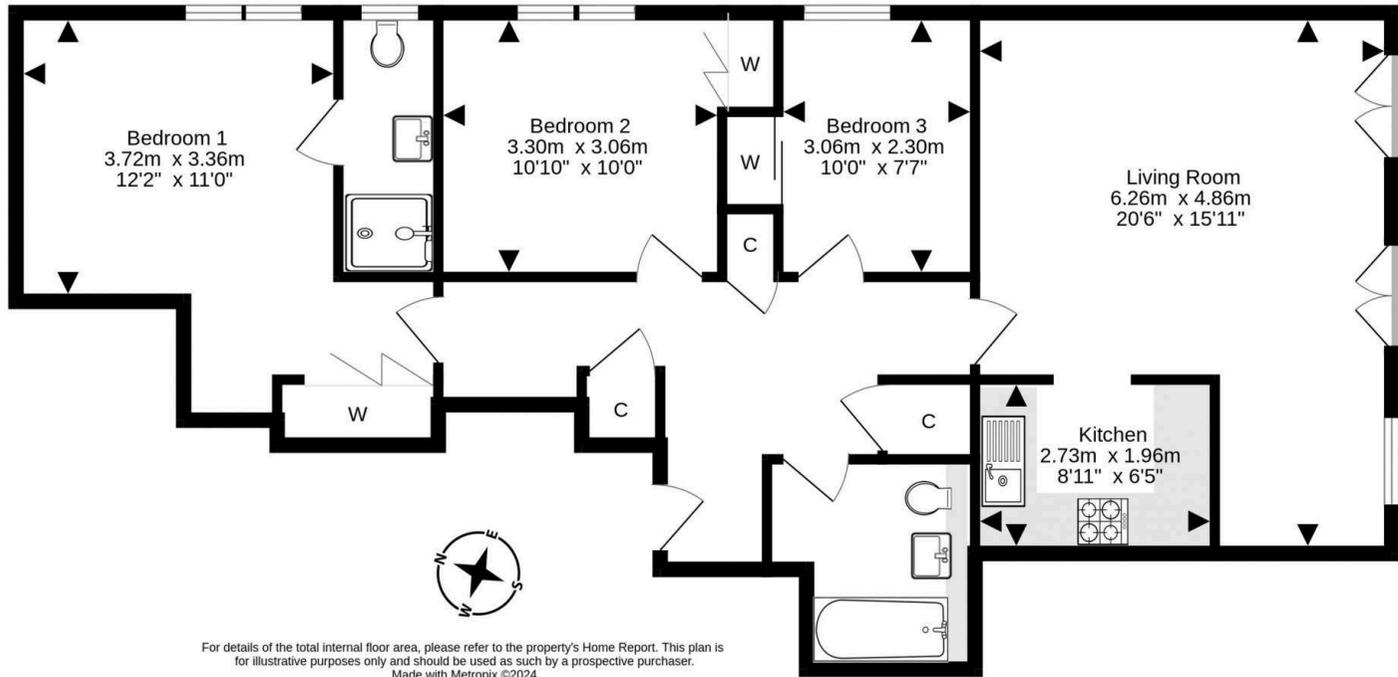
Extras

Included in the sale are all white goods

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - B



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