



Fabulous spacious stone fronted terraced villa

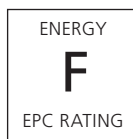
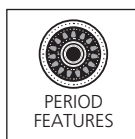
In highly sought after residential area

78 Brunstane Road

Joppa, Edinburgh, EH15 2QR



Scan Here!



McEwan Fraser Legal
Solicitors & Estate Agents

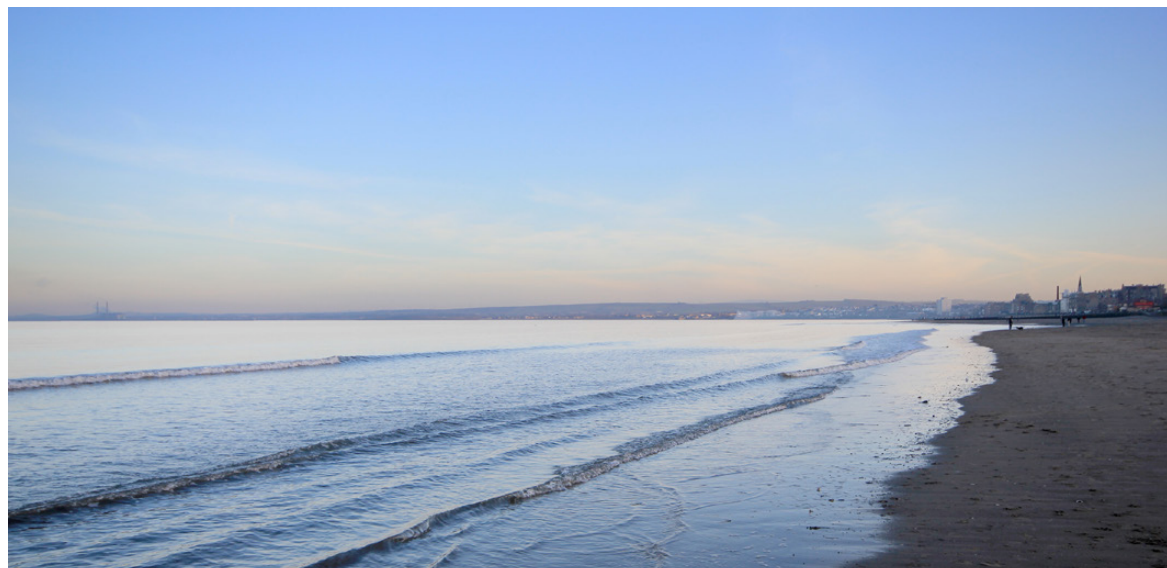
Viewing - By appointment telephone selling agent

0131 524 9797

Mon to Fri: 8am - **Midnight**

Sat to Sun: 9am - 10pm

**Part
Exchange
Available**



Joppa

Edinburgh

The property is located to the East of Edinburgh's city centre, in the ever popular area of Joppa. The property is well positioned for a number of local amenities including a good selection of shopping facilities, public transport links and schools.

In more detail, local shopping facilities can be found at the adjoining Portobello, while further shopping facilities can be found at the Asda Hypermarket and the Fort Kinnaird retail and leisure complex.

Most parts of the town and surrounding areas can be reached via an efficient public transport network is on hand which, including Brunstane Train Station located approximately 3 minutes walk from the property. For those seeking an alternative method of transport there is also an extensive cycle path located close by. The city bypass and main motorway networks are also within easy reach. The nearby Portobello plays host to a good range of sporting and recreational facilities. Schooling is well represented from nursery to senior level.

The Area



PORTOBELLO BEACH | PORTOBELLO HIGH STREET & LOCAL BARS | PORTOBELLO PARK | PROMENADE



78 Brunstane Road

"...light and spacious living room to the front of the property with bay window, wooden floor, gas fire within a fireplace and cornice work..."

We are delighted to bring to market this fabulous and well presented traditional stone fronted three bedroom terraced family home with front garden and enclosed rear garden, located in the desirable residential area of Joppa only 3 minutes from the train station.

The property offers spacious and comfortable family accommodation which has been refurbished recently by the current owners and the well presented interior is complemented by charming features such as stripped flooring, attractive fireplaces and cornice work. There is scope to alter the layout and extend to the rear if desired and the property benefits from single glazed windows and gas central heating throughout.

The accommodation on the ground floor comprises an entrance vestibule with tiled floor and original glass panelled door providing access to the entrance hall with fitted carpet and storage cupboard, light and spacious living room to the front of

the property with bay window, wooden floor, gas fire within a fireplace and cornice work, dining room with wooden floor to the back of the property, open fireplace and storage cupboard and a fully fitted kitchen off the dining room with tiled floor, gas hob and integrated dish washer, fridge freezer and a door which leads to the back garden.

A carpeted staircase leads from the entrance hall to a middle landing with family bathroom with three piece suite and shower over bath, the staircase carries on to the upper landing with two useful storage cupboards, master bedroom to the front of the property with fitted carpet, second spacious double bedroom to the back of the property with fitted carpet and third bedroom to the front of the property with fitted carpet.

Externally there is on street parking, a paved front garden and to the rear a lovely enclosed garden with patio, grassed area and shed.



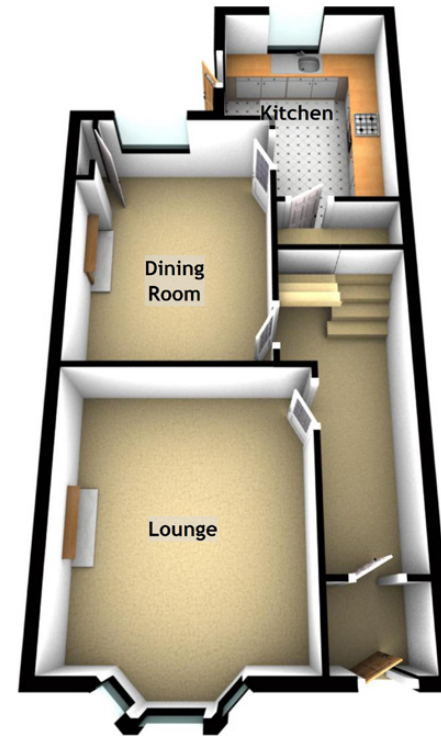
Lounge & Dining Room



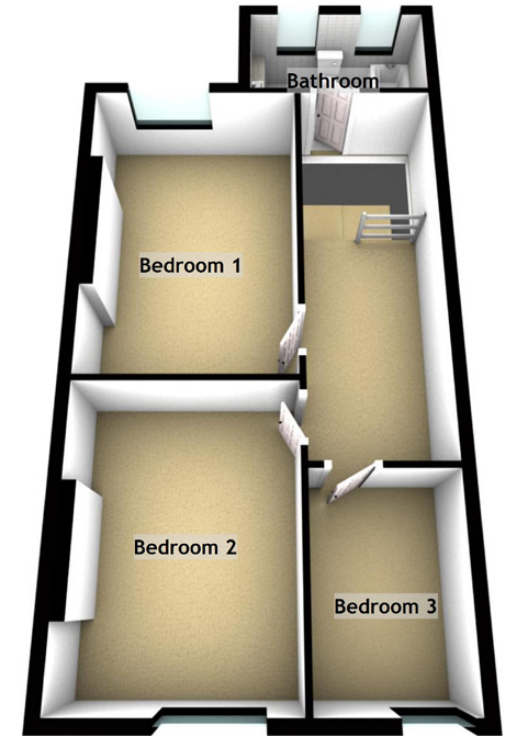


Bedrooms & Bathroom

Ground Floor



First Floor



APPROXIMATE DIMENSIONS

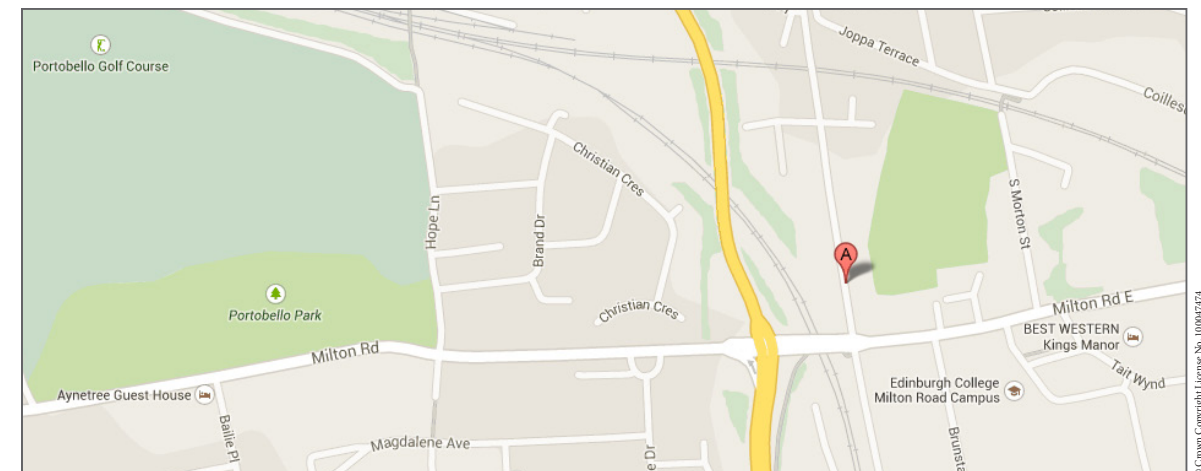
(Taken from the widest point)

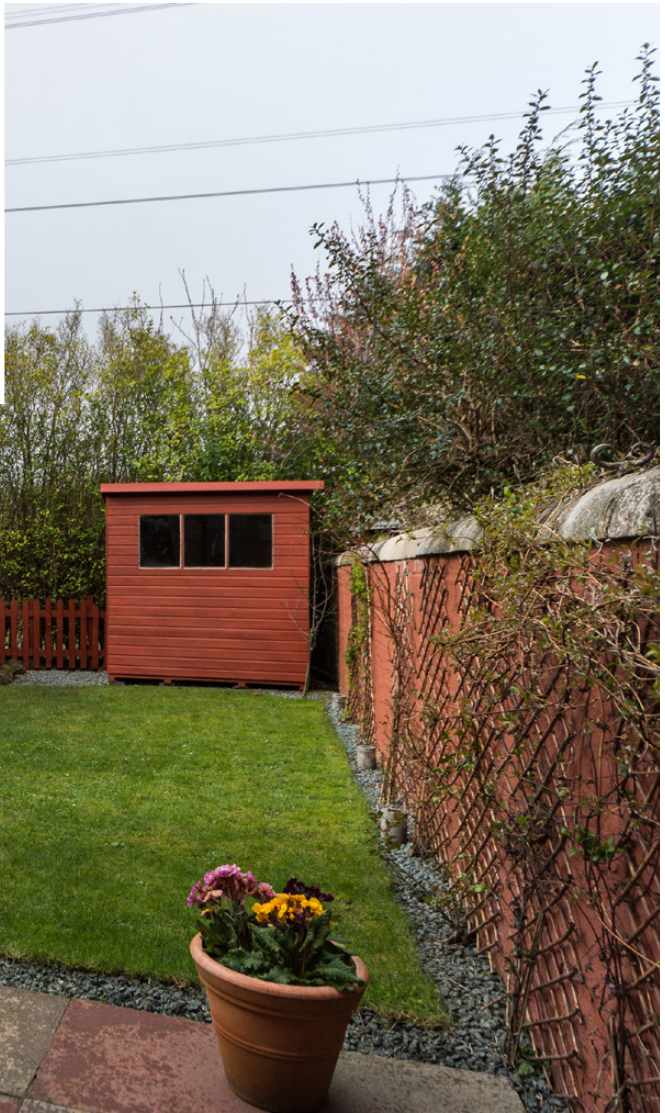
Lounge	5.13 (16'10") x 3.98 (13')
Kitchen	3.82m (12'6") x 2.97m (9'9")
Dining Room	4.38m (14'4") x 3.22m (10'7")
Bedroom 1	4.88m (16') x 3.25m (10'8")
Bedroom 2	4.37m (14'4") x 3.24m (10'8")
Bedroom 3	3.11m (10'2") x 2.11m (6'11")
Bathroom	2.92m (9'7") x 1.53m (5')

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings with Integrated appliances with other items by negotiation.





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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GRAEME WILSON
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer