

BRUNSTANE

14 Gilberstoun Loan EH15 2RQ



FIXED PRICE £154,950

- Modern two bedroom end terraced villa in established residential estate.
- Quiet location in cul de sac
- South facing, enclosed rear garden and additional areas to front and side
- Allocated parking and additional visitors parking.
- Double glazing.
- Gas central heating.
- Attic
- All white goods and flat screen television included in sale

Viewing:

Sundays 2pm-4pm or tel 07834 063 086 or agents for appointment

Excellent end-terraced villa, located in a quiet cul-de-sac within an established development in the Brunstane area in the east of the city. Local amenities within this area are close at hand as is Brunstane railway station, public transport links to and from the city centre and also easy access to City Bypass and the motorway network. The accommodation comprises

Entrance Hall

Accessed by UPVC door with glazed panel.

Burglar alarm control panel. Central heating radiator. Power point.

Living Room 13'6" x 8'9" widening to 12'.



Good sized livingroom with twin windows to front. Wall mounted 32" flat screen Hitachi television (included in sale). Deep understair store cupboard housing meters with having a double power point. Central heating radiator. Three double power points. Telephone point. TV aerial point (Sky satellite dish). Bookshelf. Central ceiling light with halogen light fitting. Smoke detector. Laminate floor.

Kitchen/Diningroom 12' x 8'1"



Bright kitchen set to the rear of the property with twin windows and door to rear garden. Space for dining table and chairs. The kitchen area is fully fitted with ample base and wall and has is equipped with a Halogen electric hob and oven, washing machine (six months old), and separate fridge and freezer. Cooker hood with extractor fan vented externally. Sink with mixer tap and drainer. Tiled splashback. Fluorescent ceiling light. Stainless steel power points – three doubles at upper level plus dedicated points and additional double power point in dining area which has a halogen light fitting, central heating radiator and wall shelf. Laminate flooring.

Upstairs Hallway

Window to side. Halogen light fitting. Hatch to attic. Double power points. Stripped wooden banister. Fitted carpet.



These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

Bedroom 1 10'6" x 10' plus space occupied by fitted wardrobes.



Spacious double bedroom with twin window to front. Mirrored wardrobe with hanging rail and shelf. Further cupboard housing hot water tank and with shelving for airing/storage. Central heating radiator. Three double power points. Wall shelf. Fitted carpet.

Bedroom 2 9'4" x 5'6"

Single bedroom with twin window to rear. Full width mirror fitted wardrobes with hanging rail and shelf. Central heating radiator. Double power point. Fitted carpet.

Bathroom 6'1" x 5'6"

Well proportioned, fully tiled bathroom with frosted window to rear. Three piece cream suite with chrome shower attachment. Extractor fan. Curtain rail and curtain. Chrome fittings. Boxed in cistern with shelf over and built in cupboard around sink. Glass wall shelf. Central heating radiator. Laminate floor.

Externally



This property has a private grassed area to the front and side and is connected to the enclosed rear garden by a wrought iron gate. The south facing rear garden has a grass central area with pebble border and a paved area suitable for barbeques or sitting out. Garden shed. Rotary clothes dryer.

Extras

All Venetian blinds and curtains together with the washing machine, fridge, freezer, hob oven and hood and the flat screen television set are included in the sale.

Note:

There are no factoring charges.

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