



**2/5 Christian Crescent, Brunstane, EH15 3AE**  
**Offers Over £149,999**



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This spacious second floor flat is located on a quiet cul de sac in Brunstane in the East of Edinburgh.

The accommodation comprises: a hallway welcoming you into the property, a spacious living/dining room, a bright kitchen with plenty of storage space, 2 double bedrooms and a bathroom with white 3-piece suite and a shower above the bath.

The property also offers a partially floored loft space offering good storage and an additional storage cupboard located on the ground floor of the communal stairs.





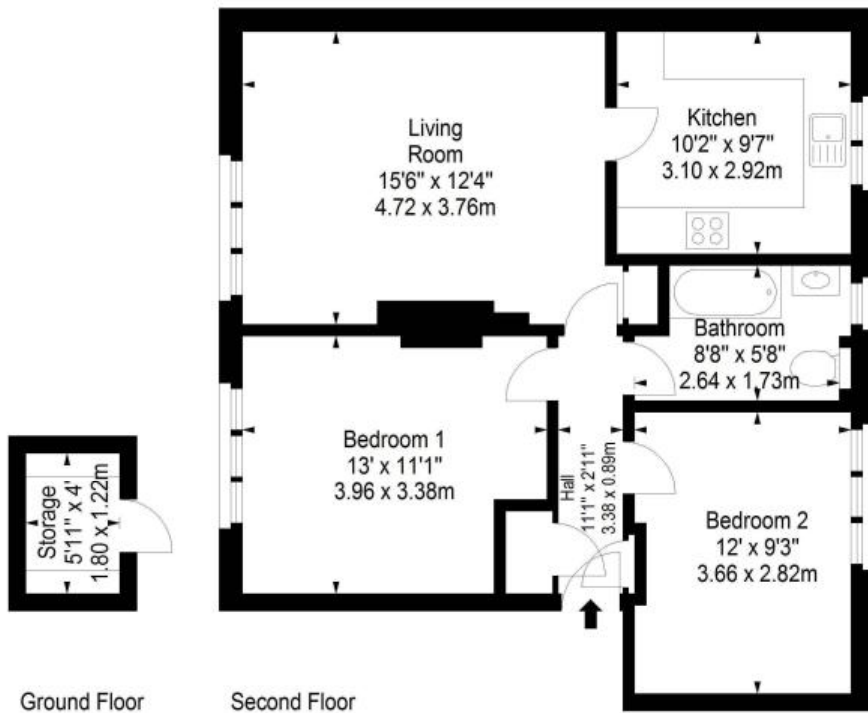




There is both a private garden and a communal drying green. The property benefits from gas central heating and double glazing. Unrestricted on street parking is available.

The property is close to local green spaces with Portobello Golf Course right on the doorstep. Joppa Quarry Park and Donkeyfield Community Orchard are also within easy reach. The location is a short journey away from Fort Kinnaird and the Jewel and there are local shops and amenities nearby.





Brunstane is a residential area located in the southeastern part of Edinburgh, Scotland. It's situated between the areas of Portobello and Joppa, and is primarily a quiet, suburban neighborhood, popular with families and those looking for a peaceful living environment while still being close to the city's amenities. The area is well-connected to the rest of Edinburgh, with good transport links, including Brunstane railway station, which provides direct access to the city center and other parts of the city. It's also close to major roads like the A1, making it easily accessible by car. Brunstane itself is largely made up of residential properties, including both traditional housing and modern developments. The surrounding area is generally green, with parks and open spaces nearby, providing opportunities for outdoor activities. The proximity to Portobello Beach also makes it attractive to people who enjoy coastal walks or seaside leisure. The neighborhood is quite peaceful and has a more suburban, less hectic vibe compared to some of Edinburgh's more central areas, but it's still relatively close to the city's amenities, schools, and shops. It offers a balance of tranquillity and convenience, making it an appealing option for those who want to live near the city but not in the middle of it.

## Get in touch



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### Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.