



3/1, Christian Grove, Edinburgh, EH15 3AP

Well-Presented, Two-Bedroom, Ground Floor Flat with Private Gardens

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Property Description

Well presented, two-bedroom, ground-floor flat, with private gardens, forming part of an established development. Located in the residential area of Brunstane, to the east of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two flexible bedrooms, a store/study room, and a bathroom.

Features include a fitted kitchen, a bright bathroom, and a gas fireplace for the lounge. In addition, there is gas central heating, double glazing, and a secured entry system.

Externally, the property boasts two private garden plots, one to the front and one to the rear, with low maintenance gravel landscaping, established shrubbery and a store shed for the rear garden.

Well placed for shopping and transport links, including Brunstane Rail station, with ample unrestricted parking to the front and surrounding streets. Furthermore, it is set back from the main road, with the open spaces of Portobello Golf Club adjacent.

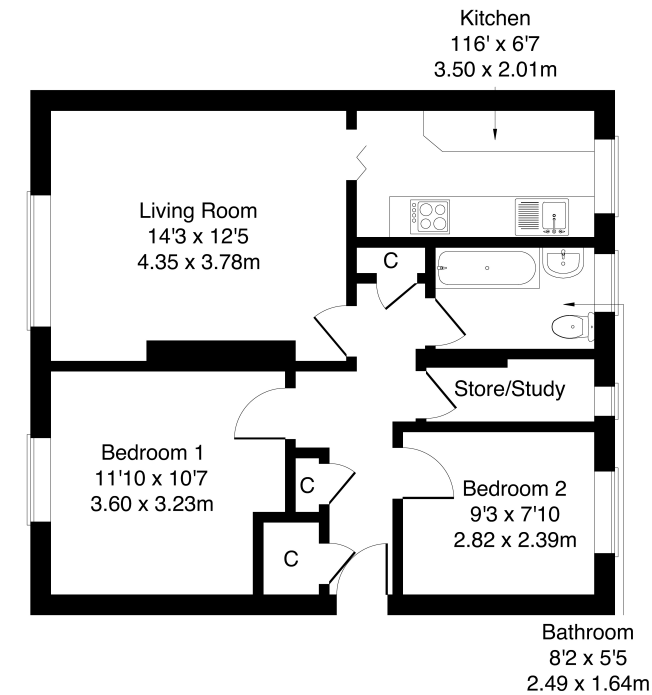
A welcoming entrance hall provides access to all rooms except the kitchen and features superb storage with three built-in cupboards. A spacious front-facing living room has carpeted flooring, a gas fireplace with a tasteful surround and a central ceiling light. Set off the living room, the bright rear-facing kitchen is fitted with wall and base units, wood-effect worktops, a tiled surround, a sink with drainer, and an integrated oven and gas hob.

The front-facing main bedroom offers ample space for freestanding storage, while the flexible second bedroom and store/study room both have rear-facing windows. Completing the home, the bright bathroom is fitted with a three-piece suite, a shower over the bath, and tiled splash walls.



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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Brunstane is a highly sought-after residential neighborhood offering a blend of convenience and charm. The area boasts excellent local amenities, with Portobello High Street providing a range of high-street shops. Larger retail destinations like Fort Kinnaird and Straiton retail parks are also just a short drive south. The A1/Milton Road, a key arterial route into Edinburgh, runs through Brunstane, providing easy access to the city, and is also a main bus route for services traveling

to and from the east. For those preferring rail travel, Brunstane Station offers regular services to Edinburgh Waverley, with a quick 10-minute commute to the city center. Residents can enjoy a variety of green spaces, including public parks, Portobello Golf Course, and the iconic Portobello Promenade. Local education is well-served by Brunstane Primary School and Portobello High School, with the Milton Road Campus of Jewel and Esk Valley College nearby.





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