

17 DAICHES BRAES

Brunstane, Edinburgh, EH15 2RD



WELCOME TO 17 DAICHES BRAES

Generous detached house in Brunstane, offering four reception/living areas, a dining kitchen, five bedrooms, and four bathrooms (plus a separate WC), as well as a low-maintenance garden, a double garage, and two private driveways.



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Brunstane, Edinburgh

PROPERTY NAME
17 Daiches Braes

LOCATION
Brunstane, EH15 2RD

APPROXIMATE TOTAL AREA:
249.3 sq. metres (2683.5 sq. feet)

Ground Floor - First Floor - Lower Ground -

The floorplan is for illustrative purposes. All sizes are approximate.





This five-bedroom, four-bathroom detached house in Brunstane represents the perfect family home, with a wealth of flexible living space for multigenerational living, gardens, and excellent private parking. Furthermore, it is ideally placed for easy access to the amenities that the area has to offer. These include shops (Fort Kinnaird and an Asda Superstore are within walking distance), transport links connecting across the city and further afield, with Brunstane train station just two minutes away by foot, Portobello beach only a 10-minute walk, primary and secondary schooling, and a wealth of green space, with Brunstane Burn Path adjacent to the property.

GENERAL FEATURES

Generous detached house in popular Brunstane
 Spacious and flexible, family orientated accommodation
 Suitable for multi-generational living
 10-minute walk to Portobello beach
 EPC Rating - C

ACCOMMODATION FEATURES

Entrance vestibule and hall with storage and WC
 Southwest-facing living room with fireplace
 Large, well-appointed dining kitchen with separate utility room
 Formal dining room
 Second living room/family room
 Versatile games room/gym/bedroom 5 with en-suite shower room
 Four double bedrooms with excellent built-in storage
 Study/Home Office overlooking the front garden
 Two en-suite shower rooms
 Separate family bathroom
 Gas central heating and double-glazed windows

EXTERNAL FEATURES

Low-maintenance side and rear gardens
 Double garage and two private driveways

ENTRANCE



WELCOMING YOU INSIDE



An entrance vestibule welcomes you into the home and leads through to an airy, inviting hallway with built-in under-stair storage and a two-piece WC.



WONDERFULLY SPACIOUS AND

FLEXIBLE LIVING AREAS

The home has four spacious and flexible reception/ living areas, giving the new owner excellent scope to use them in different ways to suit their own needs. The living room occupies a spacious footprint that allows for various configurations of lounge furniture and it is illuminated by a large window with a window seat. A fireplace creates a warming focal point, whilst the living room also features a fitted bookcase.



*"...ILLUMINATED BY A
LARGE WINDOW WITH A
WINDOW SEAT..."*



There is also a large, triple-aspect family room that could be utilised as a more informal living room, a TV room, a children's playroom, or a teenager's den, and benefits from garden access.



The formal dining room is conveniently connected to the kitchen and creates the perfect setting for family meals and dinner parties, with ample space for at least a six-seater dining table alongside additional furniture.





VERSATILE GAMES ROOM/GYM/ BEDROOM 5

Finally, there is a gym/
games room/bedroom 5
to the rear of the property,
adjoined by an en-suite
shower room, lit by dual-
aspect windows, and
featuring a useful integrated
air conditioning unit and a
ceiling mounted projector.



A SOCIABLE SPACE

FOR COOKING AND CASUAL DINING





LARGE DINING KITCHEN WITH A SEPARATE UTILITY ROOM

The kitchen comes well-appointed with attractive, modern wood-styled wall and base cabinets, spacious worktops, and stylish splashback tiling, with a Rangemaster cooker neatly housed within the cabinets and paired with an extractor hood. Integrated appliances comprise a fridge/freezer and dishwasher, whilst provision is made for a casual dining area, and the kitchen is supplemented by additional built-in storage, garden access, and a utility room with cabinets, workspace, and space for laundry appliances.

A wide-angle view through a window with white frames and silver handles. The view shows a residential street with a row of brick houses, some with white doors and windows. A yellow Mini Cooper is parked on the street. There are green bushes in the foreground and a clear blue sky with some clouds. The text "SPACIOUS" is overlaid in white, italicized capital letters.

SPACIOUS

SLEEPING AREAS

THE BEDROOMS



The house accommodates five well-proportioned bedrooms, with one on the ground floor and the remaining four on the first floor. The ground-floor bedroom is currently being utilised as a games room and comes with its own en-suite shower room. The ground floor also houses a home office, ideally placed at the front of the property.



The first-floor bedrooms are approached via a staircase and an airy landing with built-in storage, and they are all good-sized doubles with excellent built-in storage. The two largest bedrooms additionally benefit from their own en-suite shower rooms.

THE BATHROOMS

FOUR WELL-APPOINTED WASHROOMS, PERFECT FOR BUSY FAMILY LIFE



The principal bedroom's stylish en-suite comprises a large enclosure with a rainfall showerhead and handset, twin sinks atop a vanity unit, and a WC, whilst bedroom two's comes complete with a shower enclosure, a vanity unit with an inset basin, and a WC. Finally, the family bathroom comprises a bath with an overhead shower and a glazed screen, a large basin with a vanity unit underneath, a WC, and a tall chrome towel radiator.

The home is kept warm by gas central heating (powered by a brand-new boiler) and the windows are all double glazed.

LOW-MAINTENANCE

SIDE AND REAR GARDENS



LOW- MAINTENANCE OUTDOOR SPACE AND PARKING FOR MULTIPLE VEHICLES

Externally, the family home is accompanied by a low-maintenance, paved side garden area and a rear garden with easy-upkeep paving, a lawn, and a wealth of leafy shrubbery. Excellent off-street parking is provided by a double garage and two private driveways.



DOUBLE GARAGE AND TWO PRIVATE DRIVEWAYS



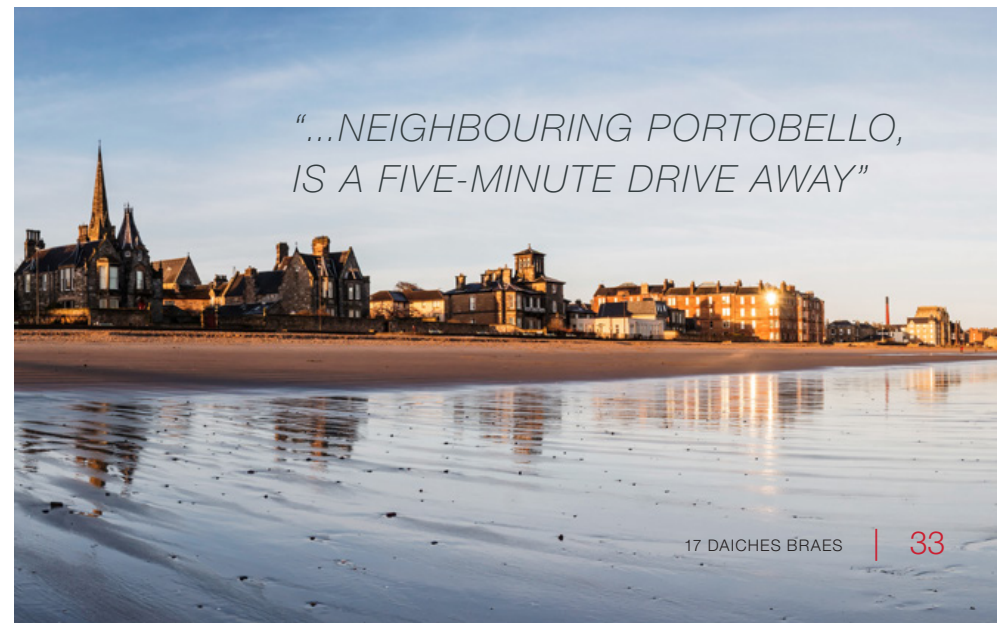
Extras: All fitted floor coverings, most window coverings, light fittings, cooker, and integrated kitchen appliances will be included in the sale.



BRUNSTANE

On the eastern edge of Edinburgh, the residential suburb of Brunstane is an attractive choice for families and professionals looking for a tranquil, semi-rural lifestyle within easy reach of the city centre. Owing to its idyllic setting, surrounded by mature woodland and fields, residents of Brunstane can enjoy a wonderful outdoor lifestyle: from long walks and cycles along country lanes, to summer days harvesting fruit at Donkeyfield Community Orchard. Brunstane is served by fantastic local amenities, particularly in neighbouring Portobello, which is just a five-minute drive away. The seaside town's bustling main street provides a traditional shopping experience, with a wide selection of independent shops and high-street stores, as well as various cafes, pubs, restaurants

and takeaways. Brunstane is also ideally placed for a 24-hour ASDA supercentre at The Jewel, as well as extensive retail shopping and leisure facilities at nearby Fort Kinnaird Retail Park. Brunstane is within the catchment area for excellent schooling at primary and secondary level and has Edinburgh College's Milton Road campus on the doorstep. Situated just five miles east of the city centre, Brunstane enjoys fantastic road and rail links into the capital and beyond. Brunstane station is the northernmost stop on the Borders Railway Line and offers services between Edinburgh Waverley and Tweedbank. Brunstane is also just minutes' drive from the A1, allowing swift access to Edinburgh City Bypass, Edinburgh Airport and major road networks.



*"...NEIGHBOURING PORTOBELLO,
IS A FIVE-MINUTE DRIVE AWAY"*



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All sizes are approximate.