

# Flat 12, 7 Tait Wynd

EDINBURGH, EH15 2RJ



*SPACIOUS TWO BEDROOM  
FLAT WITH BALCONY*



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McEwan Fraser Legal is delighted to present this two bedroom flat situated in Edinburgh's Brunstane area. The property encompasses modern living with a bright outlook and benefits from excellent connections to the city centre and further afield.

Inside, the property comprises of a fully equipped open-plan kitchen/lounge which is generously proportioned with ample kitchen facilities from hob, fan oven and white goods. Whilst the lounge area leads directly onto the private balcony which is accessed through large doors that flood the room with natural light.

The flat has two spacious double bedrooms of which offer multiple options when it comes to free-standing furniture and both have built in storage.

There are two bathrooms in the property, one en-suite shower room and one main family three-piece bathroom suite.

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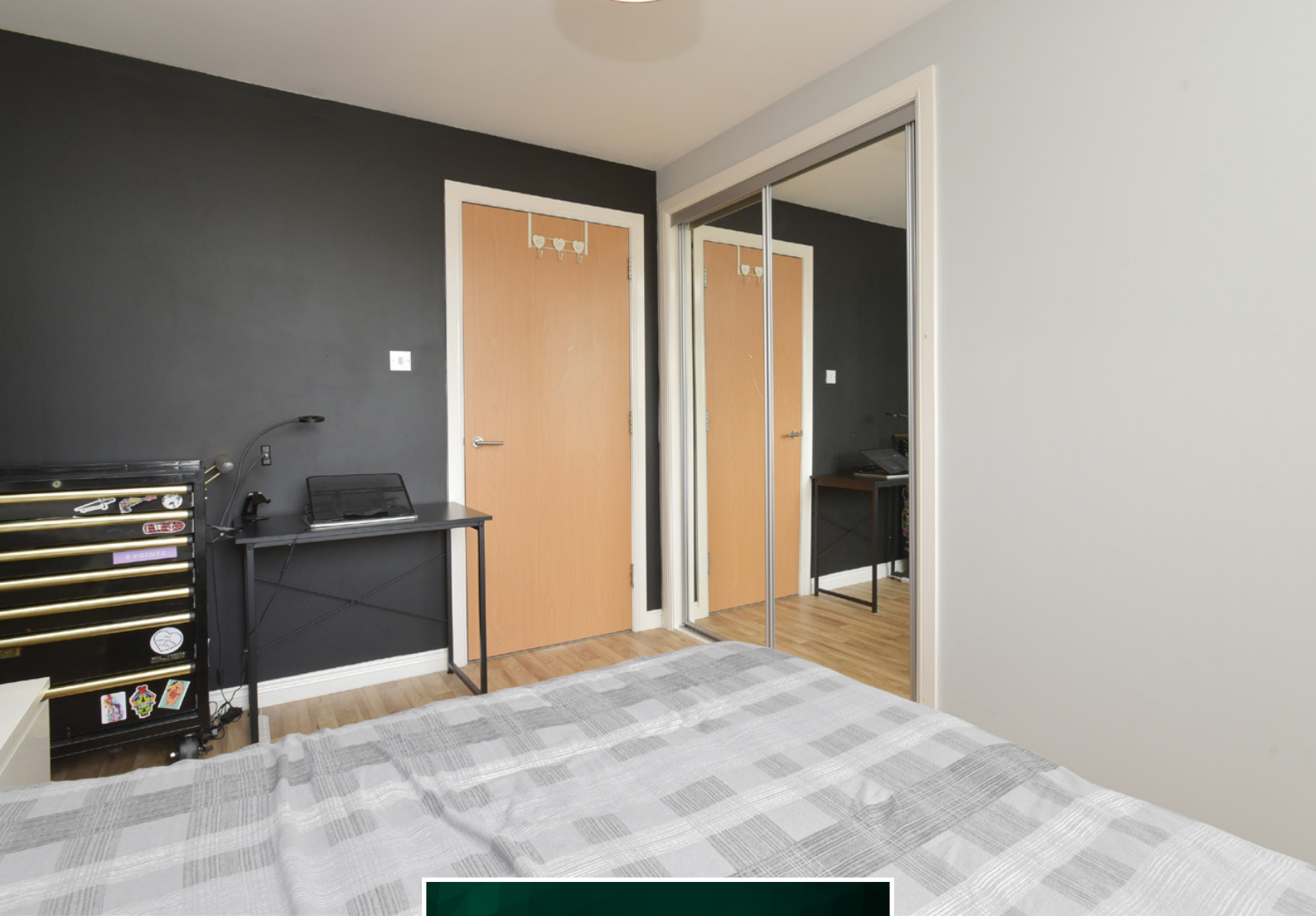






**Bedroom 1**





**Bedroom 2**



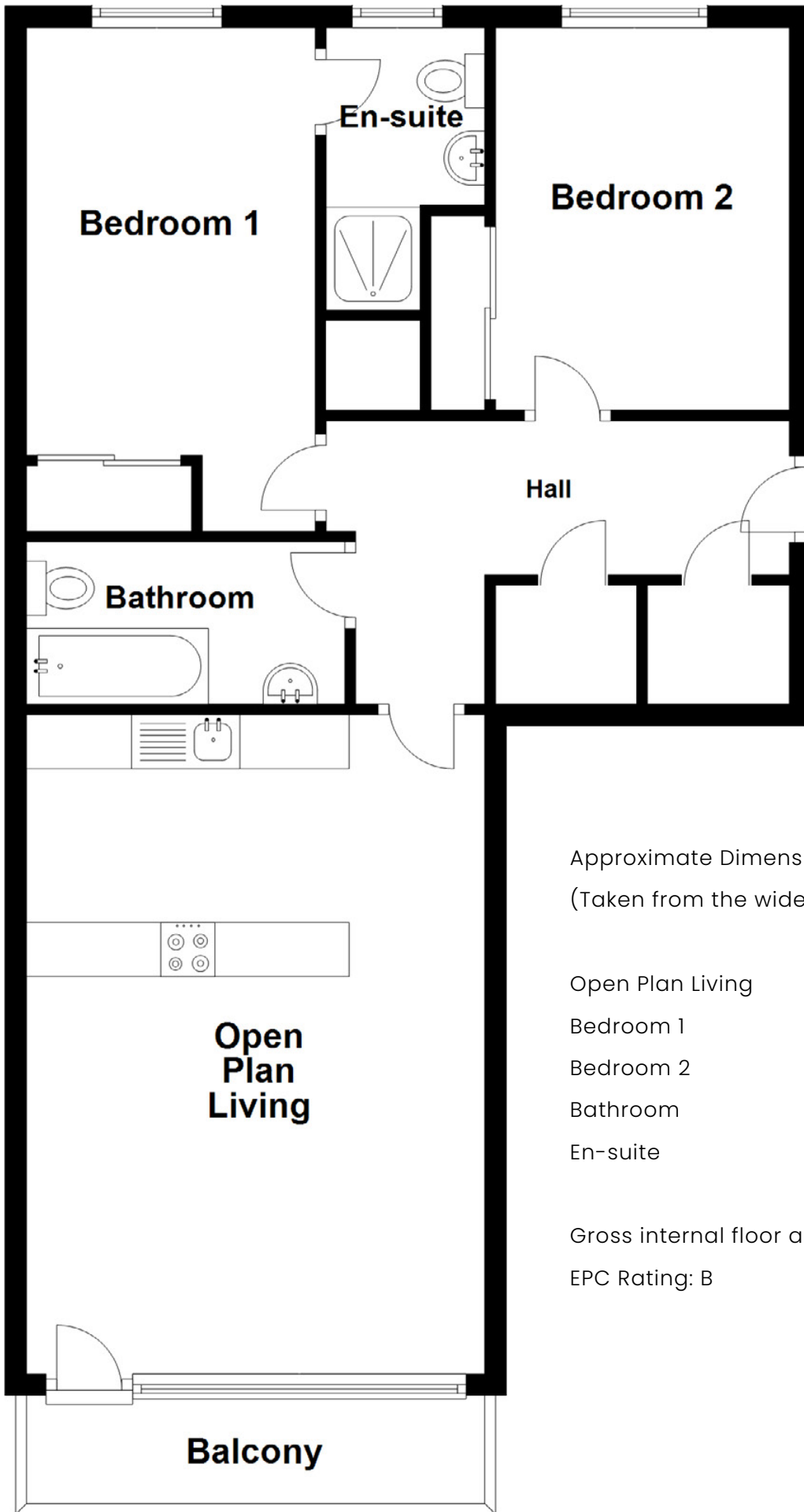












Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	6.09m (20') x 4.23m (13'11")
Bedroom 1	4.65m (15'3") x 2.67m (8'9")
Bedroom 2	3.54m (11'7") x 2.71m (8'11")
Bathroom	2.94m (9'8") x 1.50m (4'11")
En-suite	2.61m (8'7") x 1.47m (4'10")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: B



In addition to this, the property includes secure underground car parking, gas central heating and modern double-glazed windows, making for a warm and cost-effective home, year-round.







## PORTOBELLO BEACH

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Brunstane/Joppa is a long-established, much-respected residential district lying on the east of the City, adjacent to the Portobello/Musselburgh bypass. The area is exclusively residential and comprises a wide variety of substantial stone built properties mainly dating back to before the turn of the century.

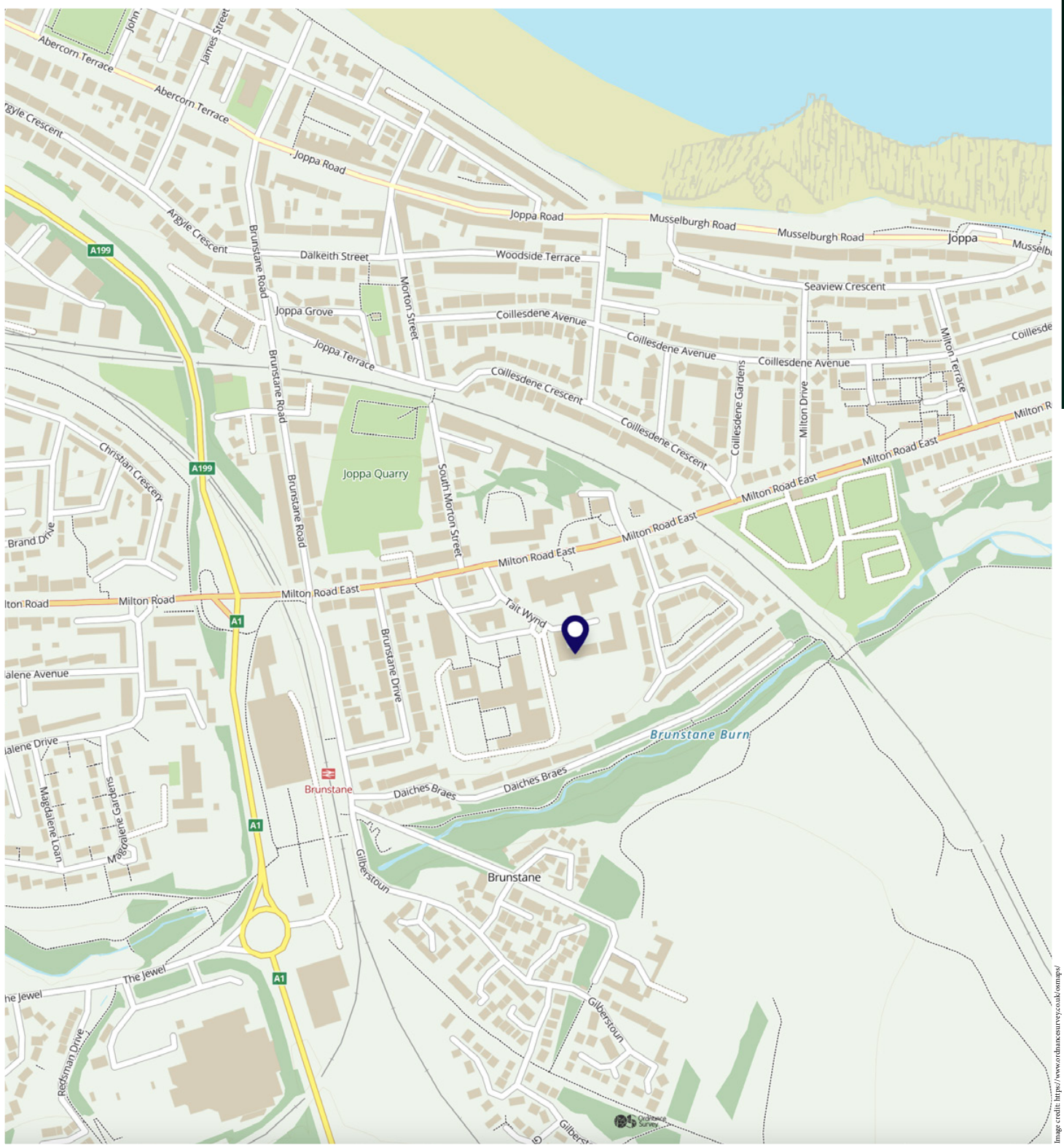
Local shopping could not be better. Within the area is an Asda which may well be capable of supplying ninety-five percent of most family's normal weekly requirements at very competitive prices. Adjacent to Asda is Kinnaird Park Retail Complex which has a multitude of shops and retail outlets. If a greater variety is required, it can be found very nearby in Portobello. Portobello also provides a wide choice of banking and Post Office services. If all of this should prove inadequate, then it is a simple matter to travel into the city centre.

You really are spoiled when it comes to transport options within the area, including commuting for work, from Brunstane railway station, to the bus services and road links, it goes without saying that this is a very accessible area of Edinburgh. Milton Road is one of the main routes in towards Princes Street. Using one of the many and frequent bus services that pass along this route, the four mile trip into the city centre generally takes no more than fifteen/twenty minutes.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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