

14 Bright Terrace Edinburgh EH11 2BL

Offers Over £390,000

- Living room with log burning stove
- Stylish kitchen/diner with a range of floor and wall mounted units, induction hob and electric oven, integrated appliances and built in vacuum
- Two double bedrooms both with fitted wardrobes and master featuring en-suite
- Family bathroom with three-piece suite and mains shower over the bath
- Fully floored attic
- Gas central heating
- Private garden
- On-street parking



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EPC D



Upper Flat

Blair Cadell are delighted to bring to market this immaculate double upper colony flat in the heart of the city centre. With superb finishes throughout and fantastic local amenities the property would be ideal for the first time buyer, young professional or buy to let investor and must be viewed.

On the ground floor the accommodation comprises of a stunning living room with a lovely log burning stove perfect for the colder winter months and newly fitted double glazed sash in case windows. There is a sleek modern fitted kitchen diner that is ideal for hosting friends and family. The kitchen has a range of high end wall and floor mounted units, quartz work tops, induction hob and electric oven and integrated appliances all included in the sale, there is even a built in vacuum making it very convenient to keep the room tidy. A family bathroom with a three-piece suite and mains shower over the bath. On the upper level the landing offers access to a fully floored attic. There are two generous double bedrooms both with dormer windows and fitted wardrobes and the master featuring a stylish en-suite with a two-piece suite and mains walk in shower with a fantastic rainwater shower head. There is gas central heating throughout and a mixture of single and double glazing. Outside the property has a lovely private garden which is the perfect sun trap laid with artificial grass for easy maintenance. Residents parking is also available.

Bright Terrace is located to the west of the city centre which can be easily accessed by a frequent public transport services that runs close by including the bus and tram. For the commuter Haymarket Station is a two minute walk away and there is also swift access to the west and the central motorway network via the A8 and it is ideally place for the new office development at Haymarket. The area has a wide variety of shopping facilities that include a Sainsbury's, Lidl and Aldi stores and a wide variety of specialist shops in Gorgie and Dalry along with the city centre high street just a short walk away. Recreational facilities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park plus a host of popular cafes, bars and restaurants in the city centre perfect for a night out with loved ones.

Viewing by appointment on 0131 337 1800

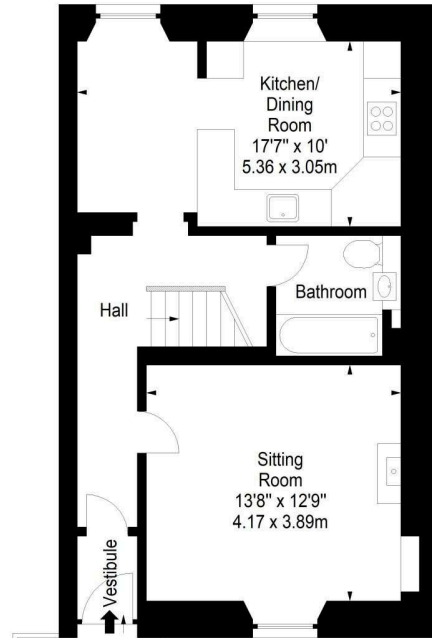
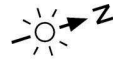




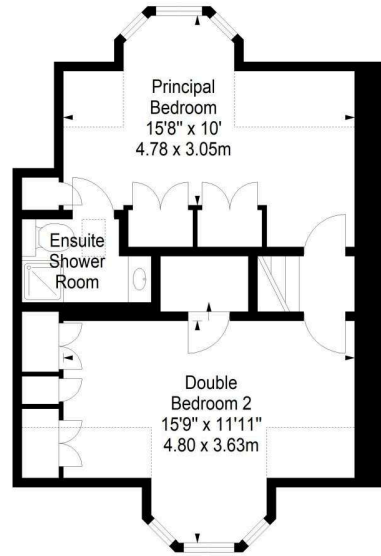
**Bright Terrace,
Edinburgh, EH11 2BL**



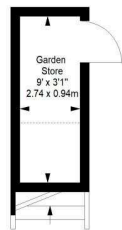
Approx. Gross Internal Area
963 Sq Ft - 89.46 Sq M
Garden Store
Approx. Gross Internal Area
29 Sq Ft - 2.69 Sq M
For identification only. Not to scale.
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First Floor



Second Floor



Ground Floor



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