



BRUNTSFIELD

127/4 BRUNTSFIELD PLACE  
EH10 4EQ



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EPC RATING: D

OFFERS OVER £325,000

## PROPERTY DESCRIPTION

- Open hallway with excellent fitted storage
- Spacious bay windowed sitting room with feature fireplace and book shelving in the recesses
- Recently upgraded kitchen/breakfast room with a range of white high gloss units, mainly new appliances and vibrant coloured tiled backsplash, together with a handy breakfast bar
- Large double bedroom to the front currently used as a nursery/study
- Second double bedroom to the rear overlooking the gardens
- Newly fitted white bathroom suite with vanity sink unit, bath with shower over, wc and subway tiled walls
- New gas central heating boiler
- Sash & case windows
- Well maintained communal hallway with entryphone
- Large communal rear garden with expanse of lawn, patio areas and places to sit out and entertain
- Resident permit parking



## VIEWING

Sundays 2 - 4pm or tel.

Jardine Phillips on

0131 446 6850





## BRIGHT TWO BED FIRST FLOOR FLAT IN THE HEART OF TRENDY BRUNTSFIELD WITH HUGE COMMUNAL REAR GARDEN

This fabulous apartment has been upgraded recently with a new kitchen, bathroom & central heating boiler and is very well presented throughout. Located in this extremely popular area, minutes from all the fashionable cafes, bars, restaurants and independent shops. The large communal garden has become a hub for all the neighbours to meet up.

### GARDEN

Large communal rear garden with expanse of lawn, patio areas and places to sit out and entertain.

### PARKING

Resident permit parking.

### EXTRAS

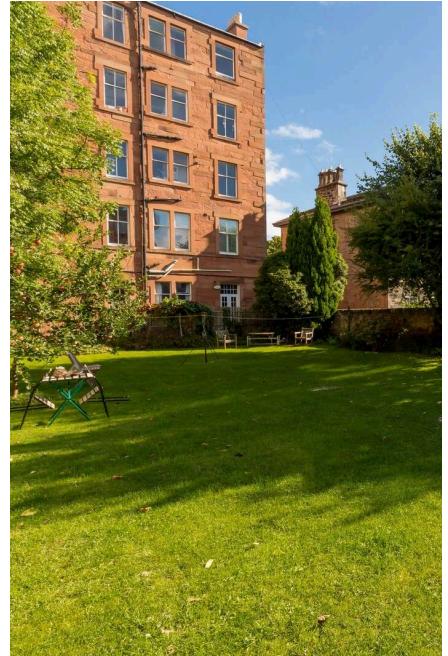
The blinds/curtains, light fittings, built in hob, oven, cooker hood, fridge freezer, dishwasher and washing machine are included in the sale.

### HOME REPORT VALUATION

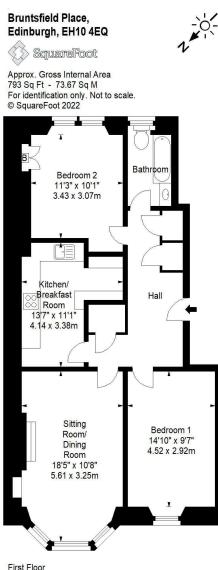
£350,000

### AREA

Bruntsfield is an extremely desirable area in the south of the city which offers a range of local supermarkets, independent shops, coffee shops, bars and a wide range of well renowned restaurants. There is a wider range of amenities available in nearby Morningside including Waitrose and M&S supermarkets, a library, the very popular independent Dominion Cinema, Church Hill Theatre and the Kings Theatre. In the catchment for Bruntsfield Primary and Boroughmuir High School and walking distance to George Watsons College. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links and the Meadows. There is easy access both into town via the numerous bus services from the main road, and out of town to the city bypass and beyond.



Sitting room	18'5 x 10'8 (5.61 x 3.25m)
Kitchen/breakfast room	13'7 x 11'1 (4.14 x 3.38m)
Bedroom 1	14'10 x 9'7 (4.52 x 2.92m)
Bedroom 2	11'3 x 10'1 (3.43 x 3.07m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.