



71B Leamington Terrace

Bruntsfield, Edinburgh, EH10 4JT

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Summary

Part of a traditional building, this main-door lower ground-floor apartment has been completely refurbished and upgraded to exceptional standards, including plush new flooring and fresh modern décor. The outstanding three-bedroom home is bright and spacious, offering large rooms with high ceilings. Furthermore, it has a brand-new kitchen with all-new integrated appliances, a new en-suite WC, and a new family bathroom equipped with a quality four-piece suite. The property also boasts a highly sought-after location in the heart of Bruntsfield.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- Traditional lower ground-floor apartment
- Refurbished to impeccable standards
- In the Bruntsfield conservation area
- Private main-door entrance
- Vestibule and hall with generous storage
- Open-plan kitchen/living/dining room
- New kitchen with new integrated appliances
- Two large king-size bedrooms
- One versatile double bedroom
- Convenient 2pc en-suite WC
- 4pc bathroom with a shower cubicle
- Controlled permit parking (Zone 8)
- Large private garden with a lawn and patio
- Traditional sash windows and double glazing
- Efficient gas central heating system
- EPC Rating - C





Traditional lower ground-floor apartment refurbished to impeccable standards in the Bruntsfield conservation area







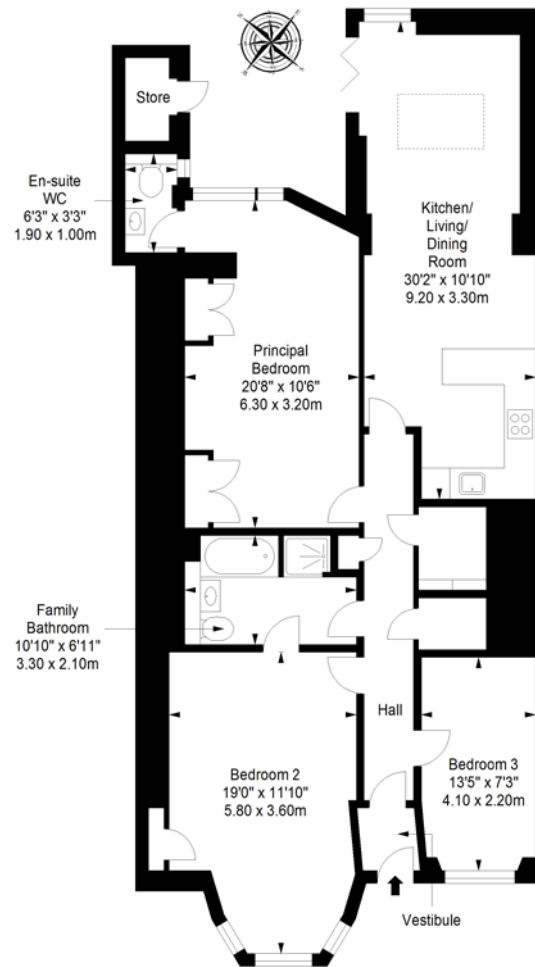
Two large king-size bedrooms,
one versatile double bedroom,
and a 4pc bathroom with a
shower cubicle





Floorplan

Ground Floor
Approx. 101.2 sq. metres (1089.3 sq. feet)



Total area: approx. 101.2 sq. metres (1089.3 sq. feet)

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

