



COULTERS[®]

WELCOME TO:

BRUNTSFIELD AVENUE

7/12 Bruntsfield Avenue, Bruntsfield, Edinburgh, EH10 4EL



BRUNTSFIELD AVENUE AT A GLANCE:



Desirable
Bruntsfield location



Fully renovated
apartment



2 bedrooms
plus a study



Universities a
short walk away



Minutes from Bruntsfield
Links and The Meadows



Excellent
amenities

EXTRAS:

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings.



A LITTLE BIT ABOUT THE PROPERTY:

This is a stunning, two-bedroom apartment situated on the fourth floor of a Victorian tenement in the heart of Bruntsfield. The property has recently undergone a full, high-spec renovation which has involved a complete redesign and upgrade of all fixtures and fittings throughout. The communal stair has also been overhauled, complimented by the addition of a newly fitted, secure door entry system, meaning the new owner has the opportunity to purchase a property in truly immaculate condition from top to bottom.

- Elegant open plan living/dining/kitchen area with large bay window. Perfect for entertaining, it features a chic décor encompassing engineered wood flooring and wall finishes in a soft grey.
- A bespoke made-to-measure Riddle and Coghill kitchen with wall and floor cabinetry finished in contrasting white and natural wood, alongside complementary white marble worktops and splashback. High-spec integrated SIEMENS appliances include a fridge/freezer, eye-level microwave, oven, induction hob and Dishwasher.
- Two luxurious double bedrooms with deep pile carpets, plentiful natural light and a calm colour palette.
- Peaceful study or home office.
- Stylish bathroom featuring a bath with wall-mounted rain shower vanity unit, porcelanosa tiles, back-lit mirror and Ambient feature LED lighting.
- Gas central heating with cast iron radiators throughout (both newly installed) and modern double glazing
- Shared rear garden.
- On-street (permit) parking.





LOCATION, LOCATION, LOCATION:

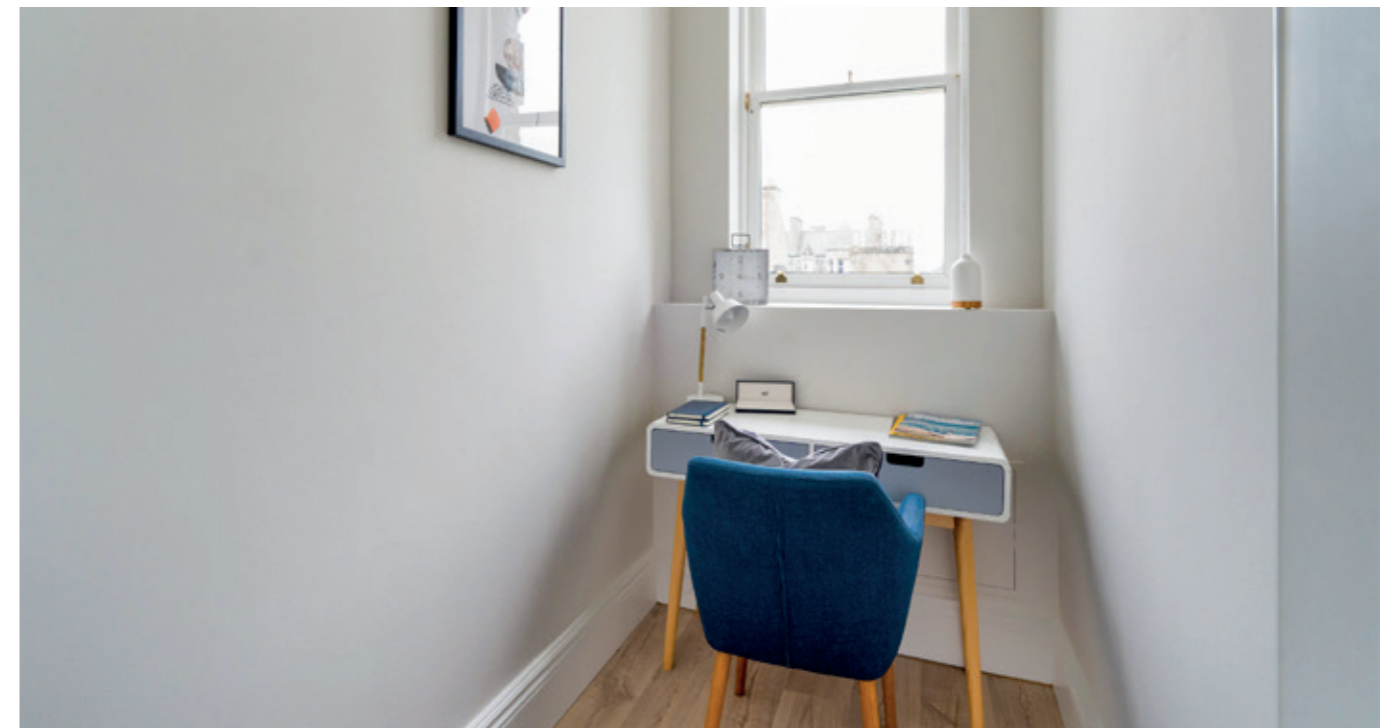
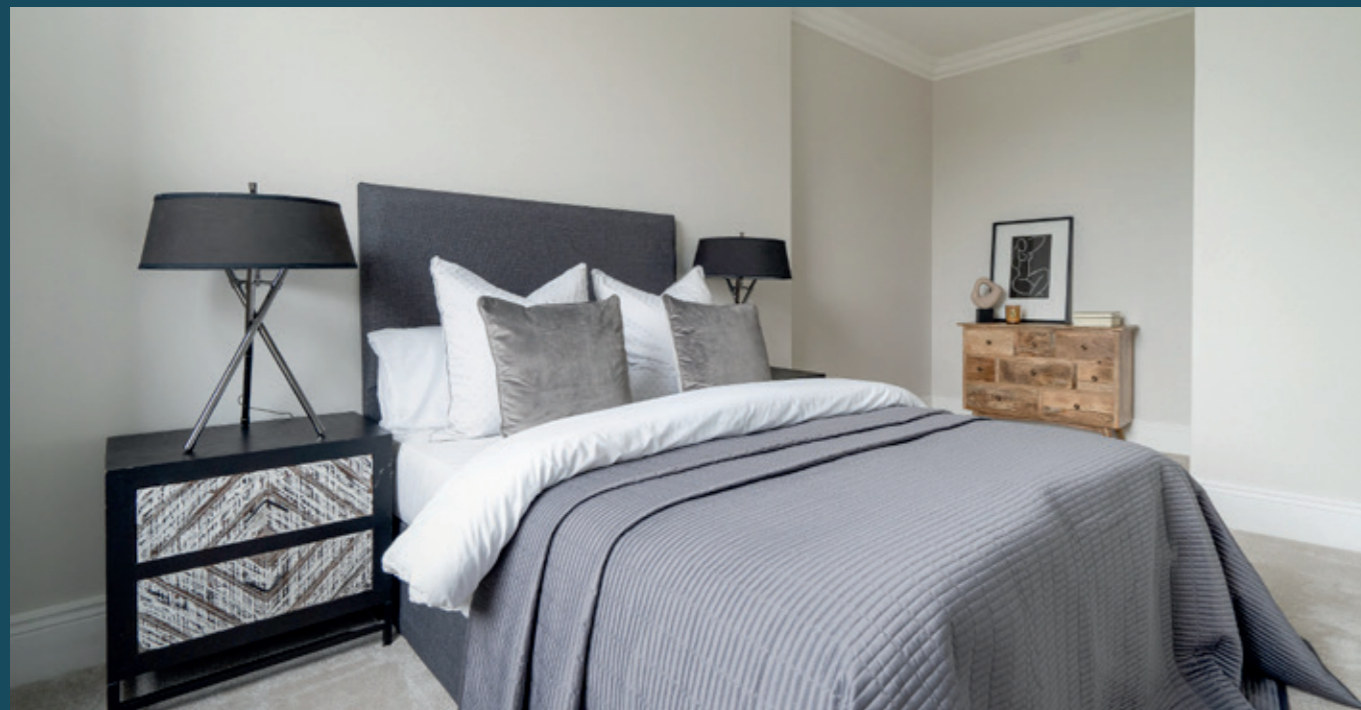
Bruntsfield Avenue is situated in a desirable location in the heart of Bruntsfield, one mile to the south of Edinburgh City Centre. Within minutes you can enjoy the open green expanse of Bruntsfield Links and The Meadows with tennis courts, pitch and putt, children's play area, and sports pitches.

Fashionable restaurants and bars sit side-by-side and include KORA by Tom Kitchen, Chop House, Montpelier's, and Papilio, whilst artisan coffee shops and delis such as Artisan Roast, Project Coffee, and 181 Delicatessen offer tempting treats. There are superb, local independent boutiques, bookshops and gift stores like Rosie Brown Jewellery, and award winning 'The Edinburgh Bookshop' to Cuckoo's Bakery, and George Hughes Fishmonger. A Sainsburys Local and Tesco Express offer convenient options for food shopping in Bruntsfield, whilst a Waitrose and Marks and Spencer Simply Food can be found in neighbouring

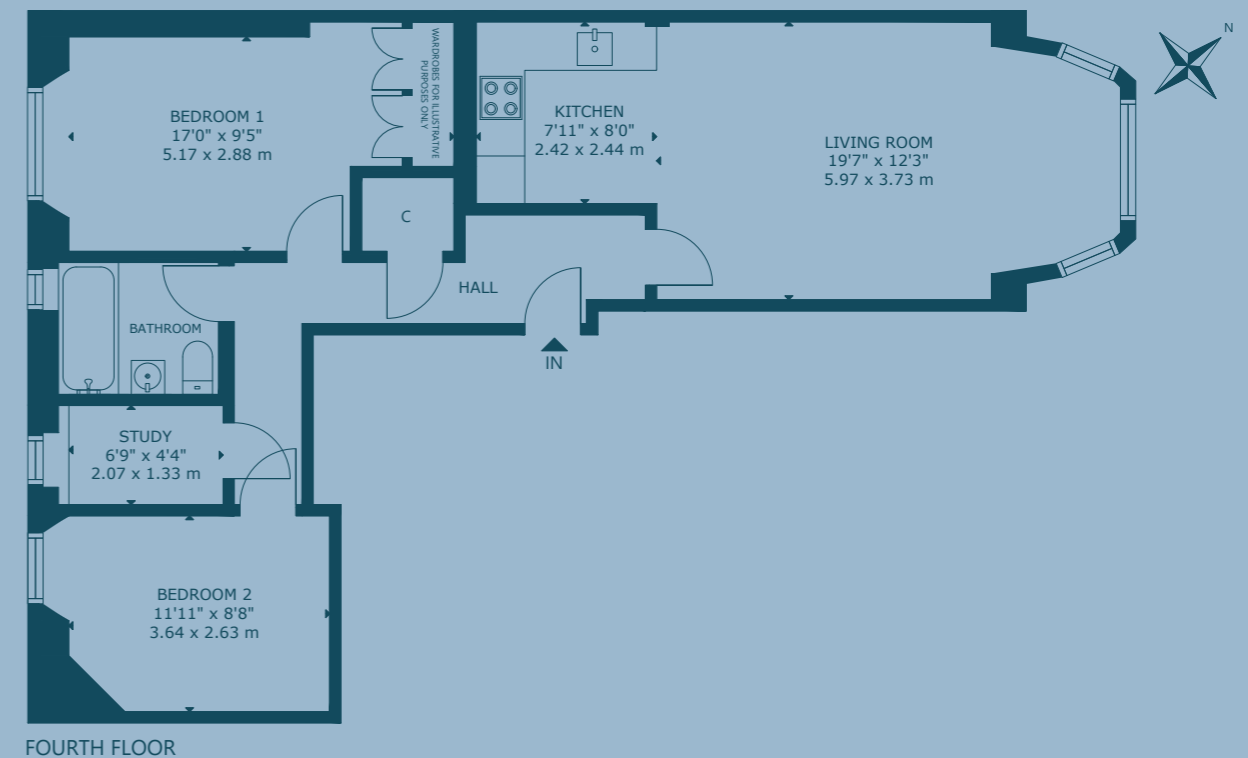
Morningside, which offers further excellent shopping as well as being home to the Dominion Cinema, Church Hill Theatre and an excellent library. Nuffield Gym at nearby Fountain Park offers state of the art exercise facilities including a swimming pool whilst the Union Canal, just a short stroll away, offers an excellent route for those wishing to exercise in the fresh air.

The property is close to excellent private and state schooling including Bruntsfield Primary School, Boroughmuir High School, George Watson's College, and The Edinburgh Steiner School, along with Napier and Edinburgh Universities.

Edinburgh's City Centre is within walking distance or just a quick bus ride away as is Haymarket Train Station. The City Bypass connecting you to the main motorway networks and Edinburgh International Airport is a short drive.



FLOOR PLAN:



7/12 Bruntsfield Avenue, Bruntsfield, Edinburgh, EH10 4EL

Approx. Gross Internal Area

761 Sq Ft - 71 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

