



COULTERS<sup>®</sup>

WELCOME TO:

# BRUNTSFIELD AVENUE

7/13 Bruntsfield Avenue, Bruntsfield, Edinburgh, EH10 4EL





## BRUNTSFIELD AVENUE AT A GLANCE:



Desirable  
Bruntsfield location



Beautifully renovated  
apartment



Highly energy  
efficient



Short distance  
to the city centre



Minutes from Bruntsfield  
Links and The Meadows



High-spec fixtures  
and fittings

## EXTRAS:

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



## A LITTLE BIT ABOUT THE PROPERTY:

Presented in immaculate condition, this is a stunning one-bedroom apartment in the heart of sought-after Bruntsfield. The renovation of this luxurious top-floor property has only just been completed and included complete rewiring, replumbing and the installation of a new central heating system. It is finished to an impeccable specification incorporating exceptional design with high-quality fixtures and fittings. 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 with no stone left unturned, from top to bottom.

- South-east-facing, open plan living/dining/kitchen boasting a chic neutral interior including Engineered wooden flooring and a cast iron radiator. The room is flooded with natural light thanks to a statement skylight.
- A bespoke made-to-measure Riddle and Coghill kitchen designed to suit modern living. Features under lit wall and floor cabinetry finished in contrasting white and natural wood, with complementary white marble worktops and splashback. High-spec integrated SIEMENS appliances include a fridge/freezer, eye-level microwave, oven, induction hob and dishwasher.
- Versatile dining area or study space with a striking skylight.
- Luxurious double bedroom including plush, deep pile carpeting and a cast iron Radiator.
- Spectacular Lusso Stone designer walk-in shower room finished in on-trend monochrome with generous rainfall shower enclosure, Porcelanosa tiles and ambient feature LED lighting.
- “Secret” utility room accessed through concealed door in the shower room.
- Captivating views of Arthur’s Seat and the Pentland Hills.
- New gas central heating and modern double glazing throughout.
- Exceptional level of insulation ensures the property stays warm and saves energy.
- Shared rear garden.
- On-street (permit) parking.









## LOCATION, LOCATION, LOCATION:

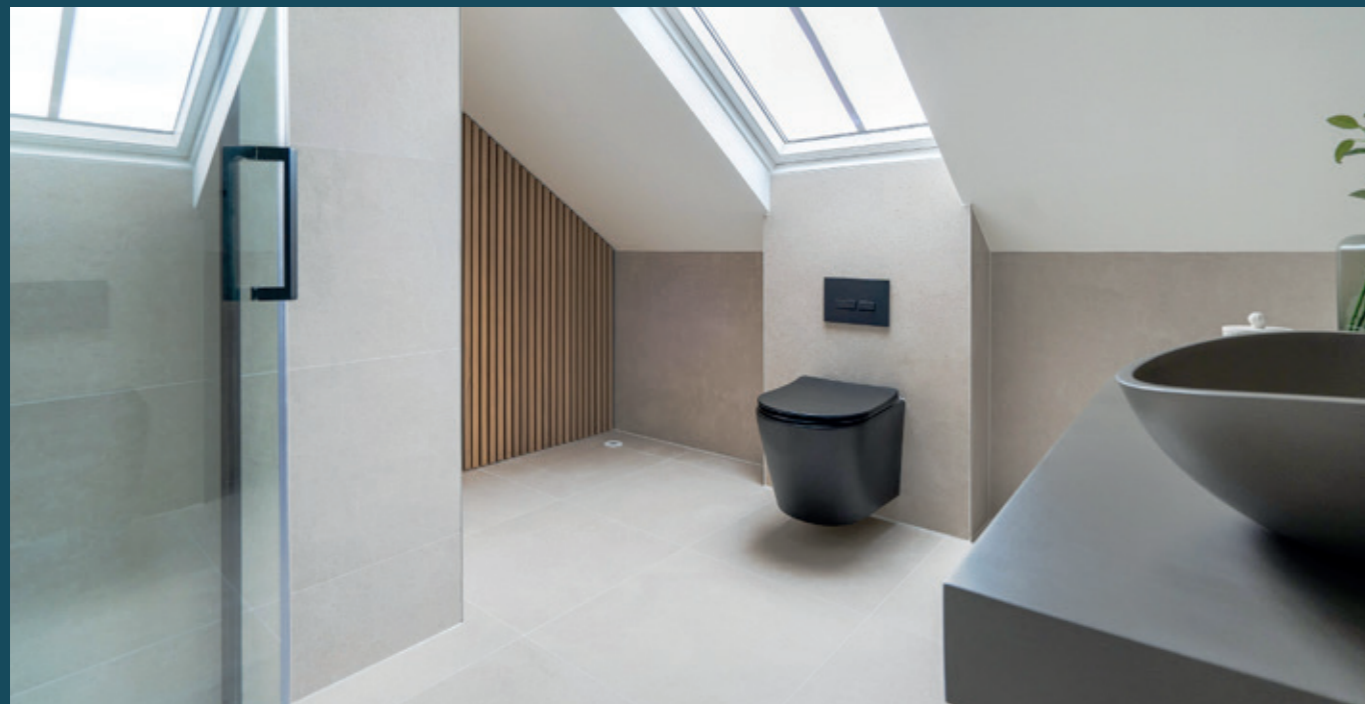
Bruntsfield Avenue is situated in a desirable location in the heart of Bruntsfield, one mile to the south of Edinburgh City Centre. Within minutes you can enjoy the open green expanse of Bruntsfield Links and The Meadows with tennis courts, pitch and putt, children's play area, and sports pitches.

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:



7/13 Bruntsfield Avenue, Bruntsfield, Edinburgh, EH10 4EL

Approx. Gross Internal Area

676 Sq Ft - 62 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
HEAR FROM YOU:

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

