



**224/2 Bruntsfield Place,
Edinburgh, EH10 4DE**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

FOUR-BEDROOM, SECOND FLOOR FLAT



Bright and spacious, four-bedroom, second floor flat with a fantastic location in the heart of Bruntsfield, a stone's throw from an excellent selection of independent shops, cafes, restaurants, with good transport links. This property has been successfully rented out as an HMO but would also make a lovely family home. The property has been well kept, nicely decorated throughout and has attractive period features. The accommodation consists of a generous lounge (currently used as a bedroom) with triple windows, cornicing, a fireplace and an Edinburgh Press. A spacious dining kitchen, with a range of white fitted units, appliances, a larder cupboard and plenty of space for dining. Three double bedrooms, all with fireplaces, and a single bedroom, accessed from the lounge and the hall, ideal as a home office. There is also a spacious hallway, with storage, and a bathroom, with a bath and overhead shower and a vanity unit. There is a communal entrance stair and communal garden to the rear of the property.

Communal entrance stair
Hall
Lounge
Dining kitchen
Three double bedrooms
Single bedroom/home office
Bathroom
Gas central heating
Communal garden
Permit/meter parking





BRUNTSFIELD

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent range of amenities including fashionable bars, cafes, restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for Edinburgh University and Napier University. There are beautiful green spaces close by at The Meadows, which has excellent tennis courts and Bruntsfield Links, which has a pitch and putt. Edinburgh city centre can be reached on foot in under fifteen minutes, and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for with Bruntsfield Primary School close by, a good choice of state schools at either James Gillespie or Boroughmuir High Schools, or in the private sector, George Watson's College.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

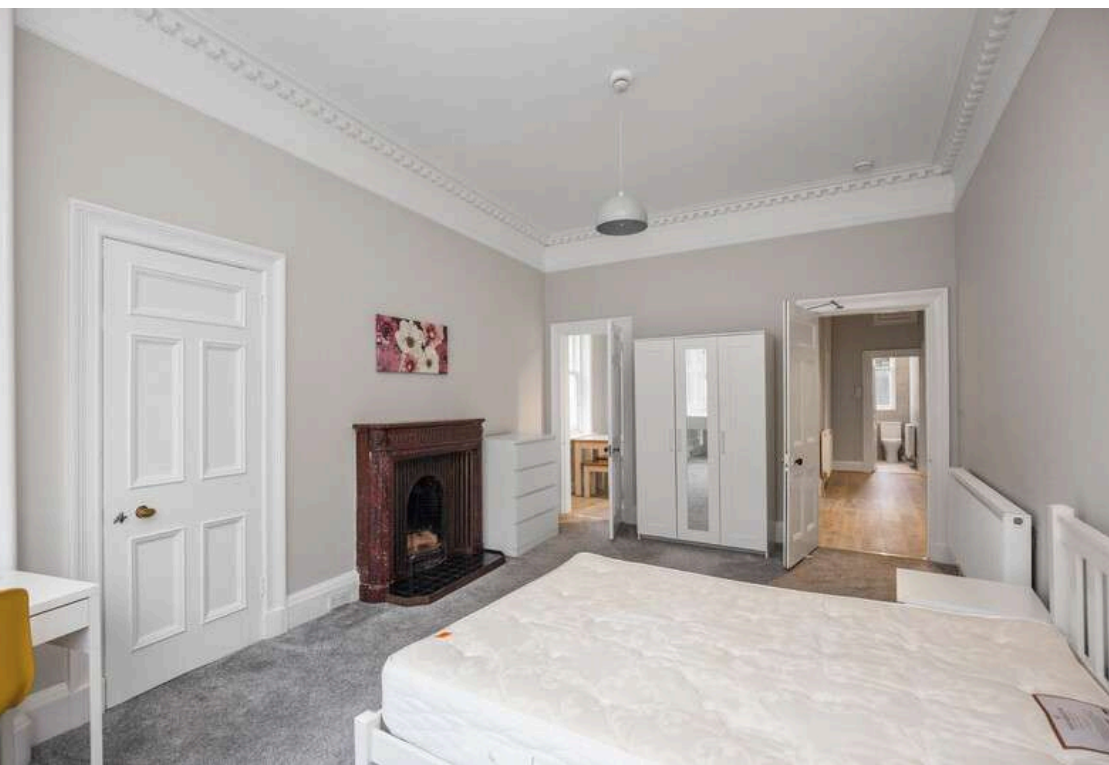
Home Report Valuation

£480,000

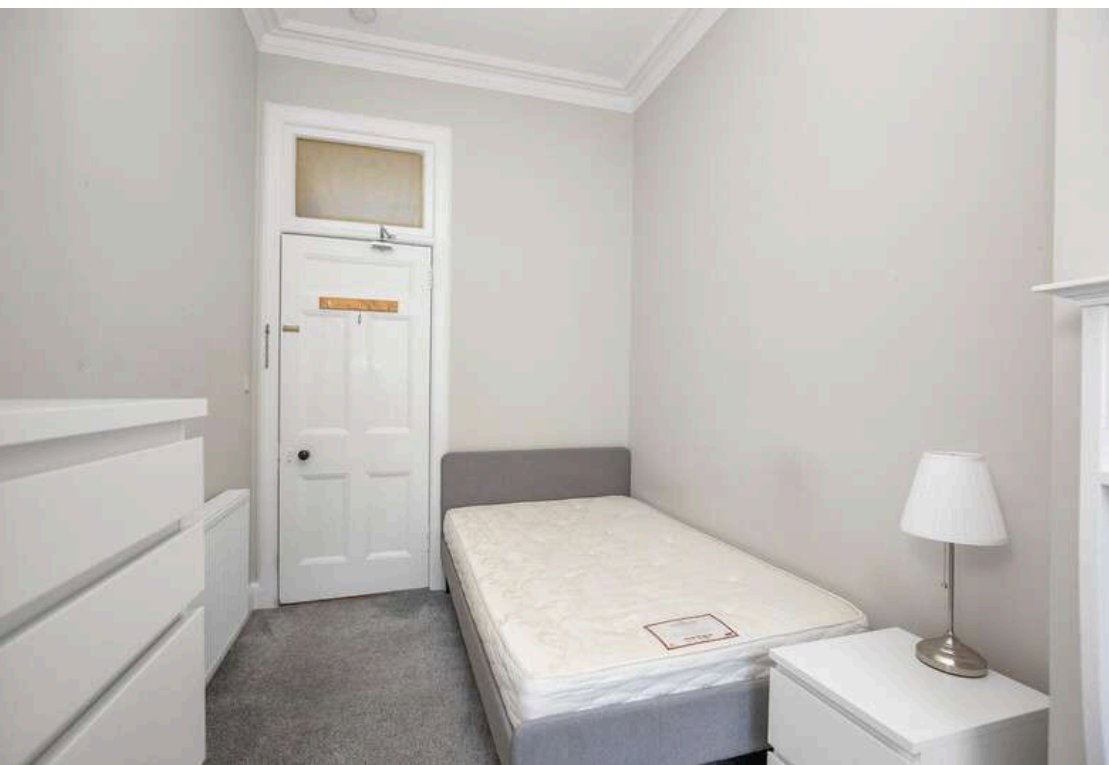
EPC Rating

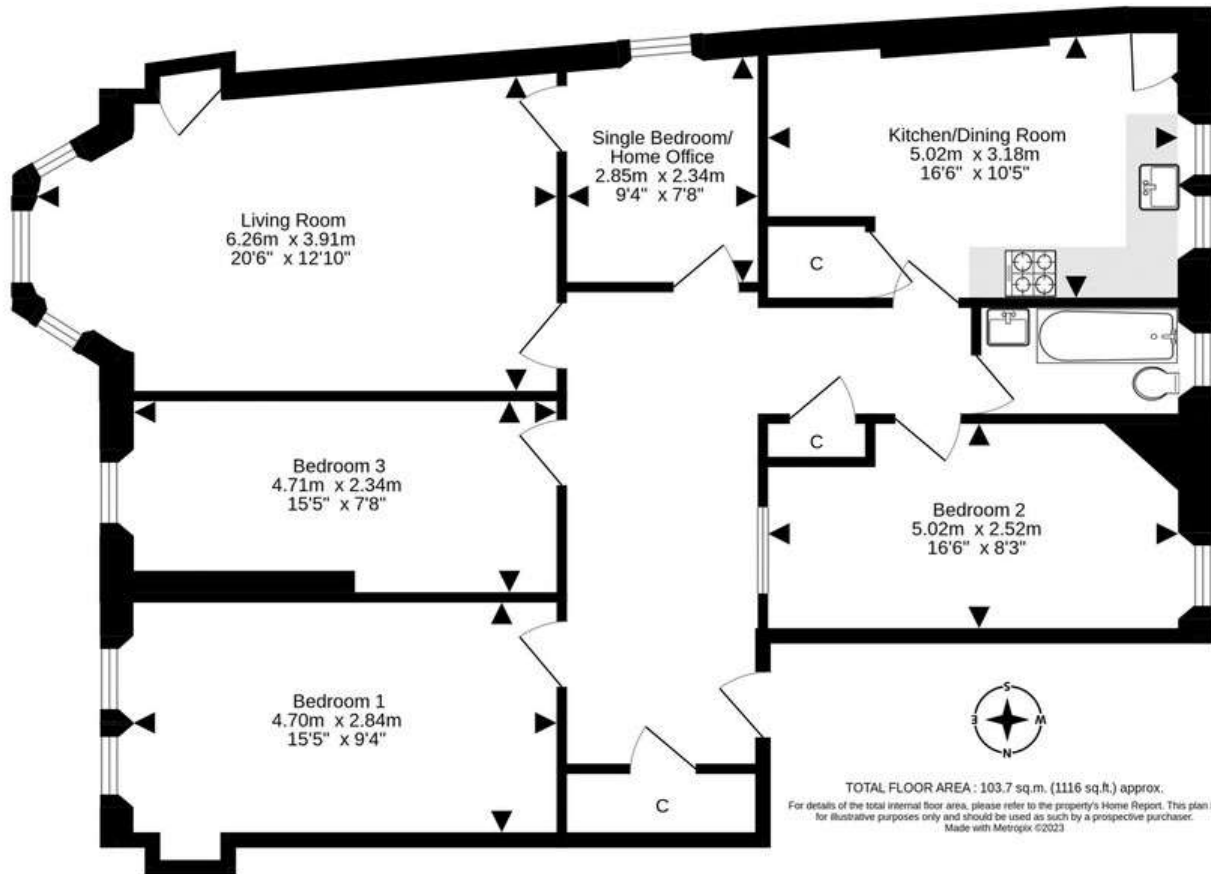
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