



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**4 GILLESPIE STREET**

Bruntsfield, Edinburgh, EH3 9NH



Centrally located in desirable Bruntsfield, this mid-terraced house represents a characterful period home with three storeys of versatile accommodation, incorporating 2-4 bedrooms, the potential for multiple living areas, a stylish breakfasting kitchen, a bathroom with a rolltop bath, an en-suite shower room, and a ground-floor WC. The charming property is tucked along a quiet street and accompanied by a sheltered west-facing patio garden.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.



## FEATURES

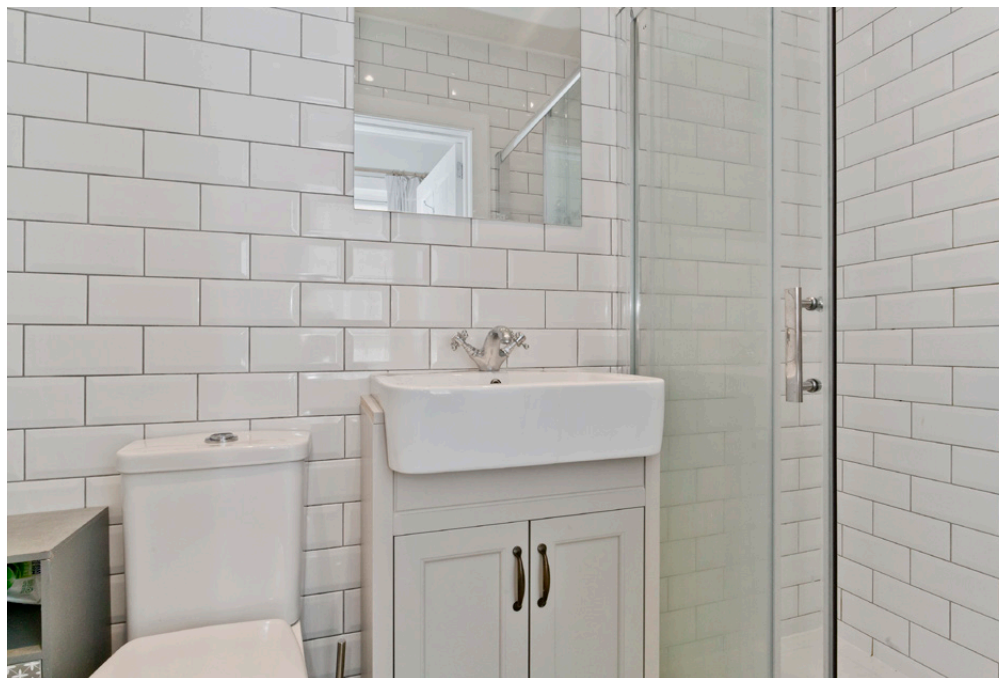
- Quiet setting in a sought-after location
- Characterful mid-terraced house
- Entrance vestibule & hall with storage & WC
- Southwest-facing living room
- Formal dining room/Bedroom 3
- Breakfasting kitchen
- Home study/Bedroom 4 with storage
- Principal bedroom with storage
- Second double bedroom with en-suite shower room
- Bathroom with rolltop bath
- Front west-facing patio garden
- On-street parking (Zone 8)
- EPC rating - D
- Council Tax Band - E







"SECOND DOUBLE BEDROOM  
WITH EN-SUITE SHOWER  
ROOM AND A  
BATHROOM WITH  
ROLLTOP BATH"



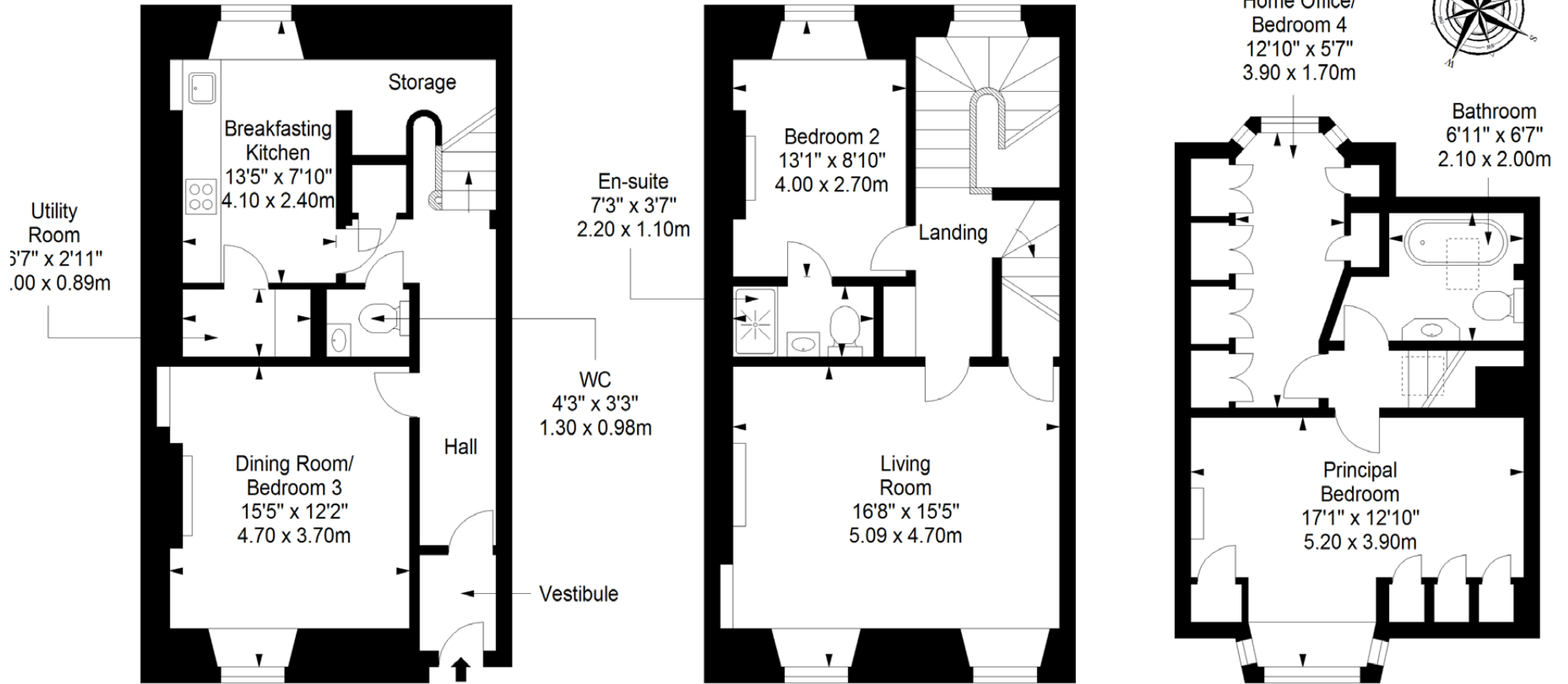


# FLOORPLAN

**Ground Floor**  
Approx. 46.7 sq. metres (502.7 sq. feet)

**First Floor**  
Approx. 49.0 sq. metres (527.4 sq. feet)

**Second Floor**  
Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 133.3 sq. metres (1434.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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