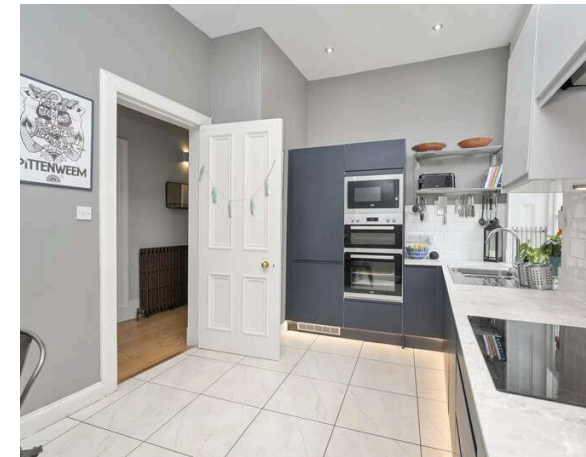




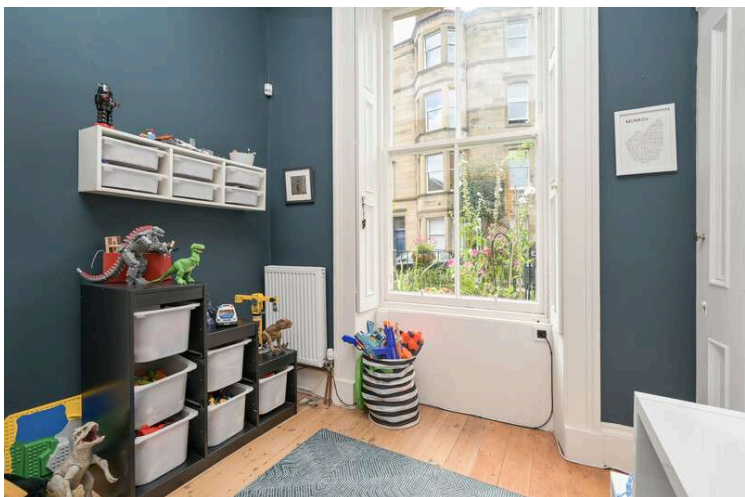
17 Forbes Road, Edinburgh, EH10 4EG

www.mcdougallmcqueen.co.uk



An exciting opportunity McDougall McQueen are delighted to present to the market this substantial four bedroom stone built detached Victorian property retaining many period features enhanced by fabulous gardens to the front and rear along with a stunning garden room, convenient private driveway to the front. The property is ideally located in the heart of the sought-after Bruntsfield area of Edinburgh with an abundance of local amenities, cafes, bars and restaurants, Edinburgh City Centre is within easy reach along with the popular Meadows. Presented to the market in excellent order throughout, we would recommend an early viewing given how rare these types of properties become available to the market.

- Entrance vestibule into welcoming hallway.
- Handsome front facing living room with bay window, intricate corniced ceiling and rose, marble fireplace with gas stove, Edinburgh press.
- Dining kitchen installed 2021 equipped with a range of wall and base units along with integrated appliances, door accesses the utility room which has direct access to the rear garden.
- Bedroom or home office located on the ground floor.
- Shower room located on the ground floor.
- Staircase to the upper level, cupboard housing the boiler.
- Impressive, double bedroom front facing with a bay window, intricate corniced ceiling, fireplace with gas fire inset, Edinburgh press.
- Front facing double bedroom with working shutters, intricate corniced ceiling, and Edinburgh press.
- Double bedroom towards the rear of the property with working shutters.
- Family bathroom comprising WC, wash hand basin and bath.
- Sash and case windows, Gas central heating with replacement boiler.
- Private gardens hard landscaped and decking area to the rear boasting a stylish, recently installed garden room.
- Private garden to the front along with a driveway.



Location

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after areas. Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Bruntsfield offers highly regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

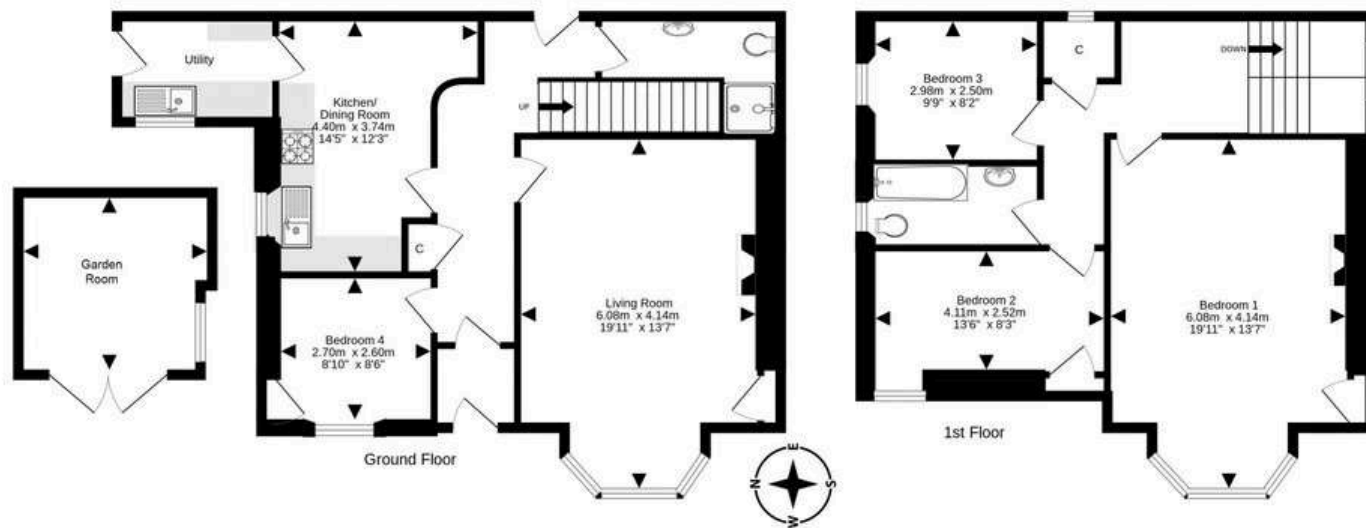
Extras

The integrated kitchen appliances, curtains and fitted floor coverings are included.

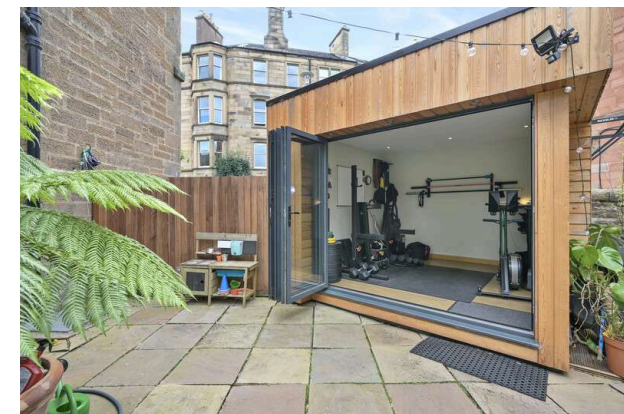
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - E



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

