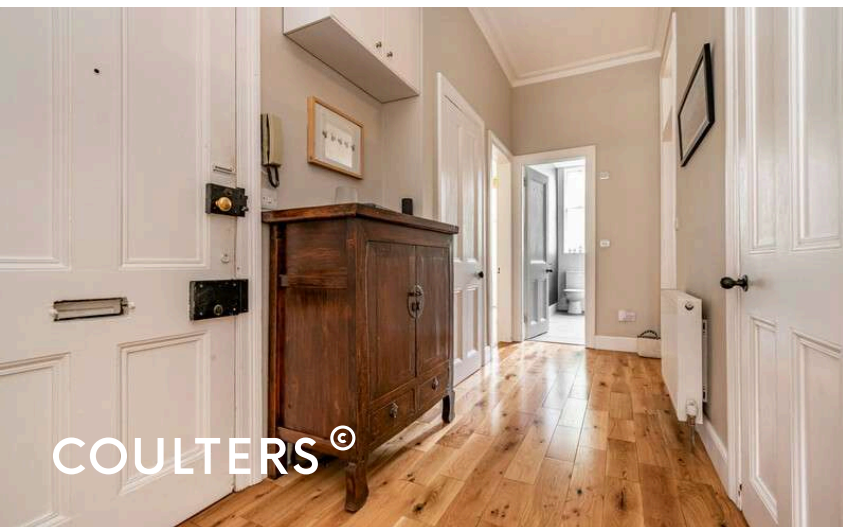


COULTERS[©]

17/3 BRUNTSFIELD GARDENS

BRUNTSFIELD, EDINBURGH, EH10 4DX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Presented in excellent condition, this delightful second floor flat is situated on a quiet side street, right in the heart of sought-after Bruntsfield. Elegant period features effortlessly combine with stylish modern fixtures and fittings, including, decorative cornice, fireplaces, press cupboards and stripped and varnished floorboards.

This spacious flat has a wonderful bay windowed living room and a large kitchen dining room with white gloss units and subway style splashback tiling. The appliances include a gas hob, electric oven, extractor hood, dishwasher, washing machine and a freestanding SMEG fridge/freezer.

There are two generously proportioned double bedrooms plus a versatile box room with a mezzanine platform. Having two windows, the shower room is particularly bright and is painted in a striking deep green with both floor and wall tiling.

KEY FEATURES



Second floor apartment on quiet street



Beautifully kept shared gardens



Universities and excellent schools close by



Two double bedrooms plus large box room



Permit parking available



Independent shops and restaurants on the doorstep



The property is fitted with gas central heating and single glazed sash and case windows.

GARDENS AND PARKING

Externally there is a large, well-maintained communal garden that is mainly laid to lawn. Permit holder parking is available on Bruntsfield Gardens.





THE LOCAL AREA

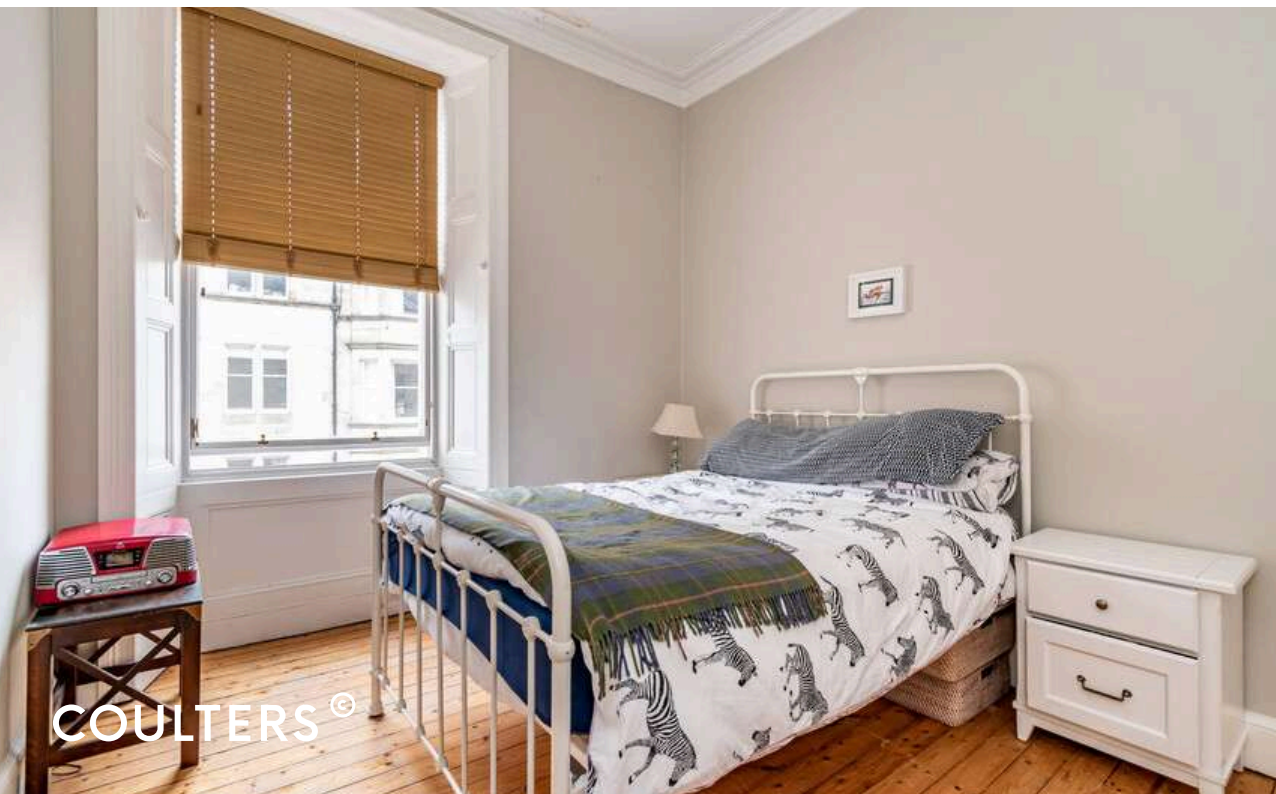
Bruntsfield is a residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis.

Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including Bruntsfield Primary School, Boroughmuir High School and Napier University.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and SMEG fridge freezer.

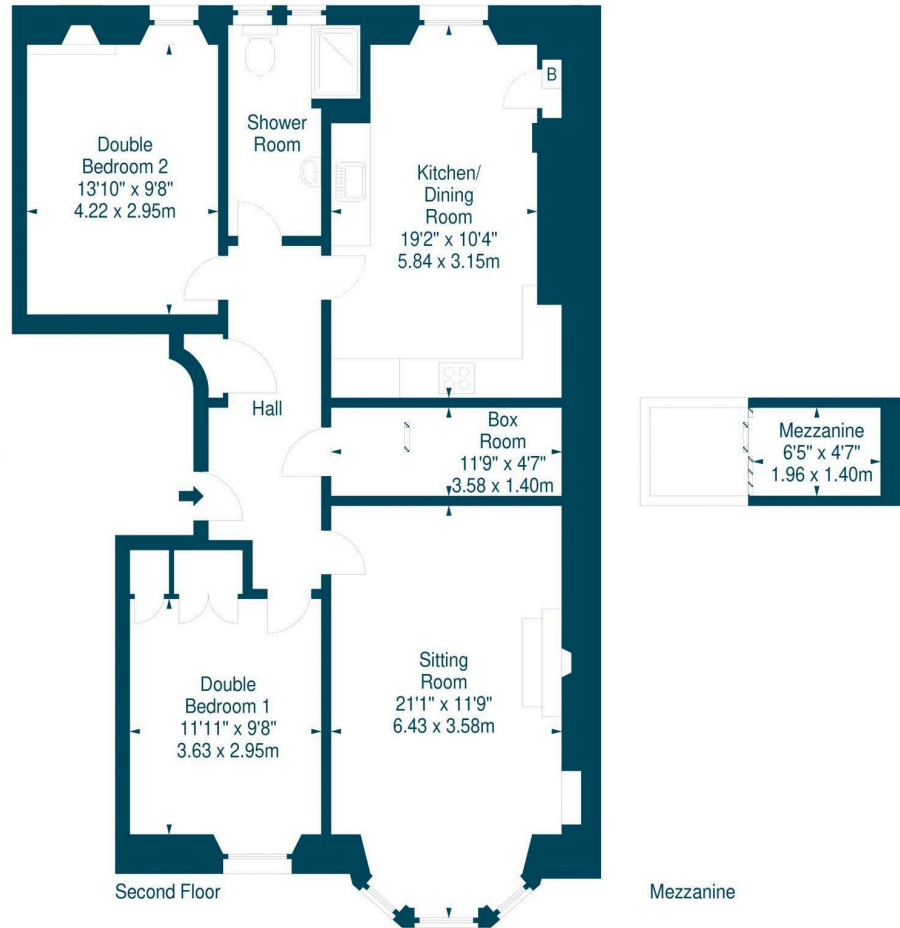




Bruntsfield Gardens,
Edinburgh,
EH10 4DX



Approx. Gross Internal Area
994 Sq Ft - 92.34 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.