



GILSON GRAY

LAW • PROPERTY • FINANCE

7/1 BRUNTSFIELD CRESCENT

Bruntsfield, Edinburgh, EH10 4EZ





This two-bedroom raised ground-floor apartment is an exceptional residence that boasts an enviable location in the much sought-after Merchiston and Greenhill conservation area, set within a striking A-listed Victorian Baronial villa (1870-3). The city home further boasts high-end modern interiors adorned with eye-catching period features and premium finishings, including a statement kitchen and two washrooms. It also has a beautiful aspect set beside Bruntsfield Links, with delightful leafy green views to the front and rear. From the front, you can also enjoy the best of Edinburgh's firework displays (including those at Hogmanay) and when the trees lose their leaves, you can admire views of the iconic Edinburgh Castle. Inside the apartment, accessed via an integrated video entry system, you are greeted by a library hall that provides a lovely space for reading and a glimpse of the quality interiors. It offers a generous storage cupboard too, and leads right into the open-plan drawing room lounge with kitchen.



FEATURES

- An exceptional raised ground-floor apartment
- Part of an A-listed traditional building
- In the Merchiston and Greenhill conservation area
- Elegant interior design throughout
- Well-retained period features
- Integrated video entry system
- Library hall with a built-in cupboard
- Drawing room lounge with kitchen
- High-end contemporary kitchen
- Expansive principal bedroom
- Second double bedroom/office
- Quality en-suite shower room
- 4pc bathroom with a shower cubicle
- Zoned (S2) permit parking available for residents
- Council Tax band E
- EPC rating C





This reception area instantly captivates. It has a large footprint and elegant décor, pairing subtle hues with an easy-upkeep floor. Well-retained period details catch the eye too, from the incredibly ornate cornice work, to the handsome fireplace (inset with an electric fire). A sweeping bay window ensures an abundance of natural light, whilst also framing an inspiring view over Bruntsfield Links. Suave and homely, this reception area is perfect for everyday use. The kitchen itself has a high-spec design with modern cabinets in mocha hues and luxurious worktops. Easy-wipe splashbacks synchronise with the worktops, adding to the sophisticated aesthetic along with the seamlessly integrated appliances. Two built-in cupboards provide further storage.

Meanwhile, the two double bedrooms are set side by side, enjoying bright south-facing aspects and garden views. The principal suite has expansive proportions, with decorative corning, a ceiling rose, and a shelved recess. Plus, it features a quality en-suite shower room with premium tile work in earthy tones. The second double bedroom, currently arranged as an office with a king-sized sofa bed, showcases the versatility and space of the apartment. Completing the accommodation, a four-piece family bathroom has a matching style to the en-suite. It is comprised of a hidden-cistern toilet, a half-pedestal washbasin, a bath with a handheld shower, and a separate shower enclosure. Conveniently, both washrooms are fitted with shower/toothbrush sockets.



together





The property benefits from Hive heating, with smart meters for gas and electricity, smoke/CO2 alarms installed as per legislation, and a hardwired burglar alarm that connects to a 24/7 security centre. It has a satellite dish installed as well.

Outside the communal front door, there is also a shared space that the current owner sets with a table and chairs to enjoy summer days and to admire the fireworks and castle views. Furthermore, zoned permit parking is available for residents.

Extras: all fitted blinds and window coverings, integrated kitchen appliances (Siemens five-burner gas hob with extraction hood, Siemens electric oven, Siemens microwave, Siemens dishwasher, and AEG washer/dryer), and a Bosch fridge/freezer to be included in the sale. The designer lighting and select designer furniture items are available by negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

The location of the apartment on What3Words is: [///star.taken.economies](https://www.what3words.com/?q=///star.taken.economies)





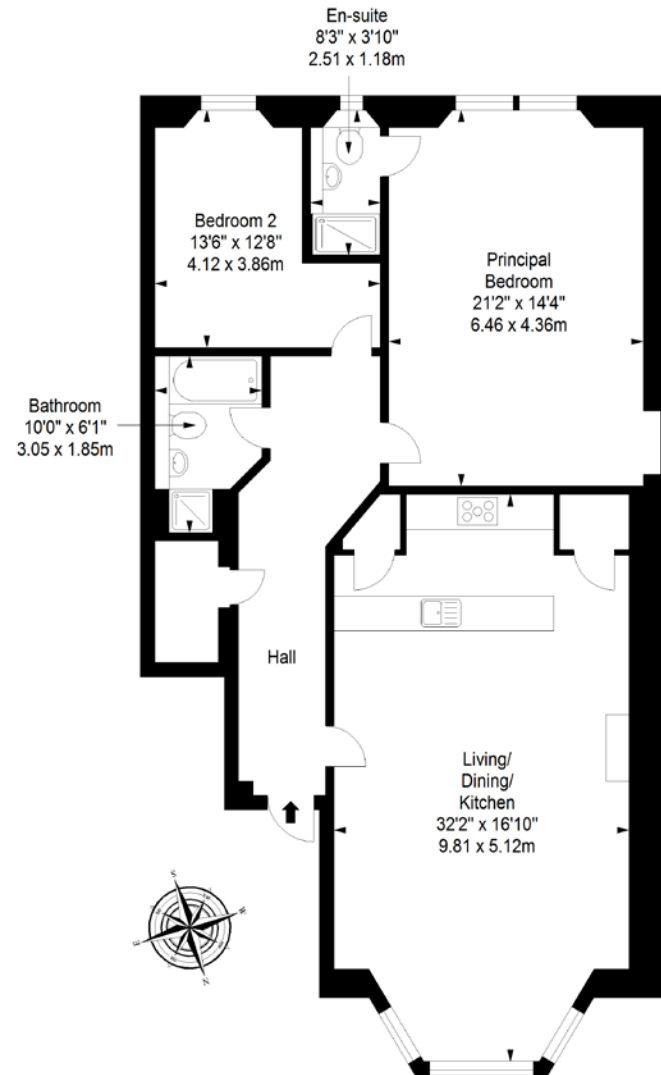
BRUNTSFIELD, EDINBURGH

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, 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. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quartermile. Outdoor leisure and recreation opportunities abound with the green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crags are also nearby with stunning skyline views over the capital. The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. 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.

FLOORPLAN

Ground Floor

Approx. 114.1 sq. metres (1228.2 sq. feet)



Total area: approx. 114.1 sq. metres (1228.2 sq. feet)



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