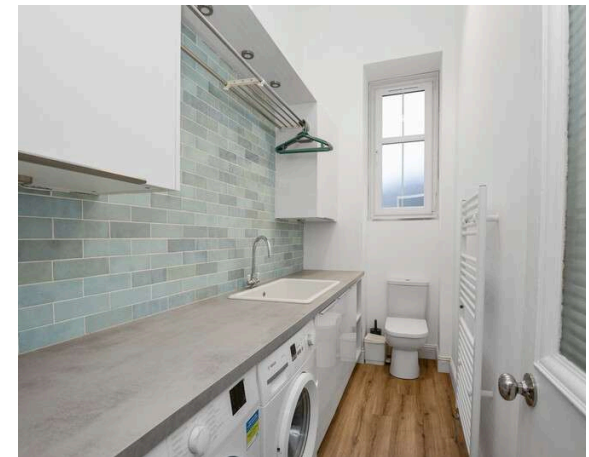
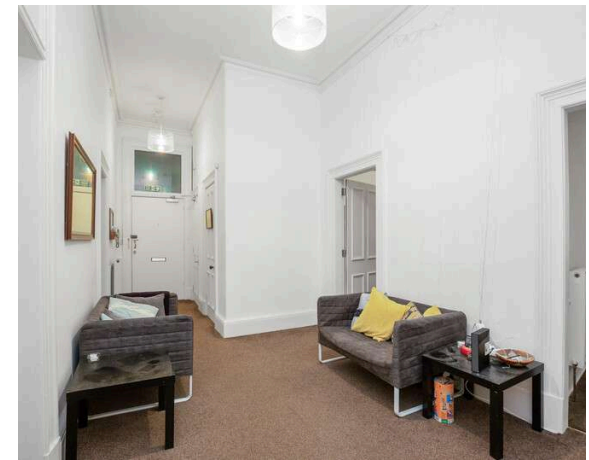




6 2f1 Bruntsfield Gardens, Edinburgh, EH10 4EA

www.mcdougallmcqueen.co.uk



Exceptional and generously proportioned this three bedroom second floor flat offers fabulous flexible accommodation and forms part of a traditional tenement building. The property is ideally located in the sought-after Bruntsfield area of Edinburgh close to many local amenities, shops, bars and restaurants whilst being a short distance to Edinburgh's West End. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage.
- Front facing living room with a bay window, fireplace and storage cupboard.
- Dining kitchen with a good range of wall and base units along with integrated appliances.
- Utility room and WC.
- Large front facing master bedroom with en-suite bathroom.
- Double bedroom overlooking the rear garden.
- Further double bedroom overlooking rear garden.
- Shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Communal garden area to the rear.
- Secure entry system.



Location

Bruntsfield is perfectly placed for a number of social and recreational amenities including numerous shops, a main post office, bars, bistros, coffee shops and banks. A variety of recreational pursuits are available within the immediate vicinity including tennis and golf and the popular Meadows area is a short walk away. The area is well known for its fine schooling, from primary to secondary education including George Watson's College, Edinburgh University and Napier University. There is easy access to and from the city centre either by car or by public transport. There is also easy access to the city by-pass for those looking to commute to the motorway network and Edinburgh International Airport.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Please note all lampshades will be removed.

Price & Viewing

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

