



6 2f1 Bruntsfield Gardens, Edinburgh, EH10 4EA

[www.mcdougallmcqueen.co.uk](http://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.

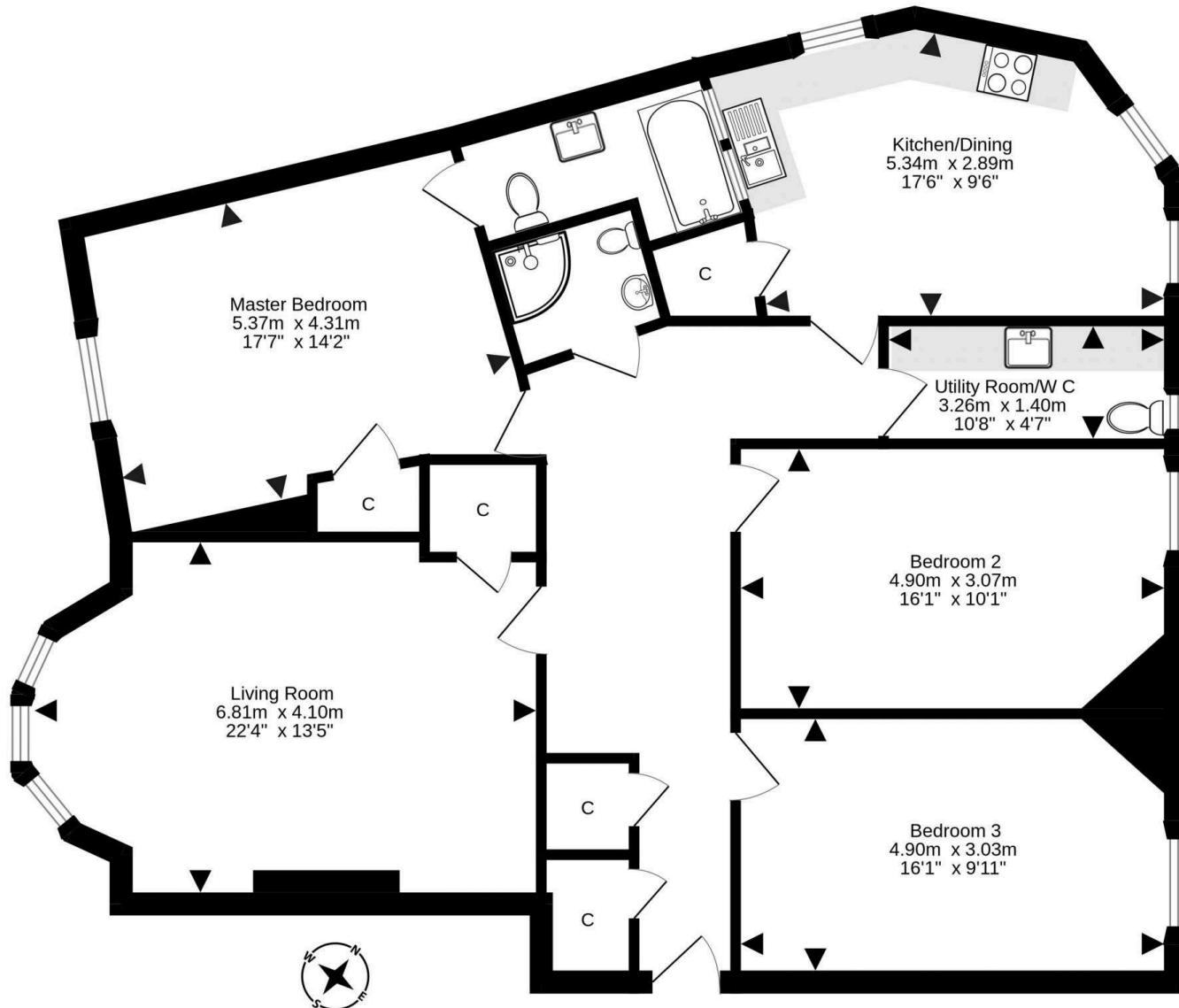
## Extras

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.





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.  
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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.

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