



94/8 Bruntsfield Place  
Bruntsfield, EH10 4ES



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# 94/8

## Bruntsfield Place

Generously proportioned Top Floor Flat boasting flexible accommodation of character with fine open views across Bruntsfield Links to Arthurs Seat and Calton Hill.

- Two bedroomed top floor flat
- Convenient and central location
- Open views across Bruntsfield Links
- Gas central heating and double glazing
- Communal rear garden
- Zoned parking
- Entrance hall
- Lounge
- Kitchen/dining room
- Two bedrooms
- Box room
- Shower room

Home Report: £360,000

EPC Rating: D

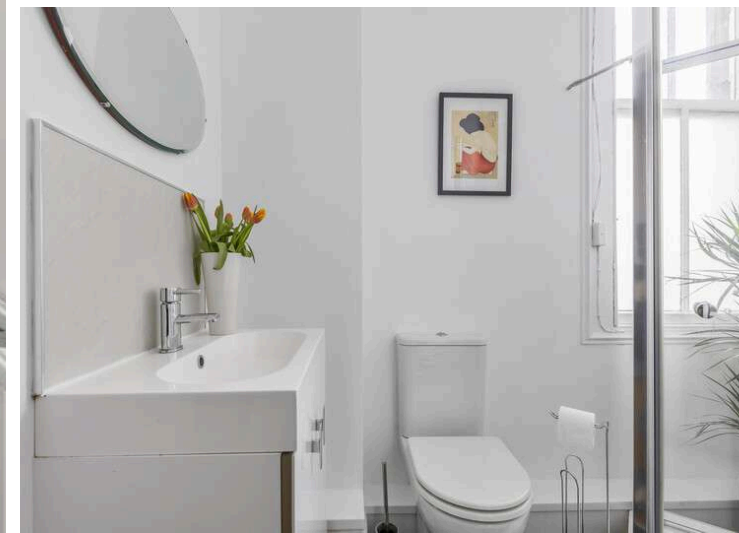


The flat is entered off a well kept common stairway with secure entry and comprises reception hall, bay windowed lounge which enjoys a flood of morning light & a leafy open outlook, fitted kitchen/dining room, two good double bedrooms, box room/home office and shower room.

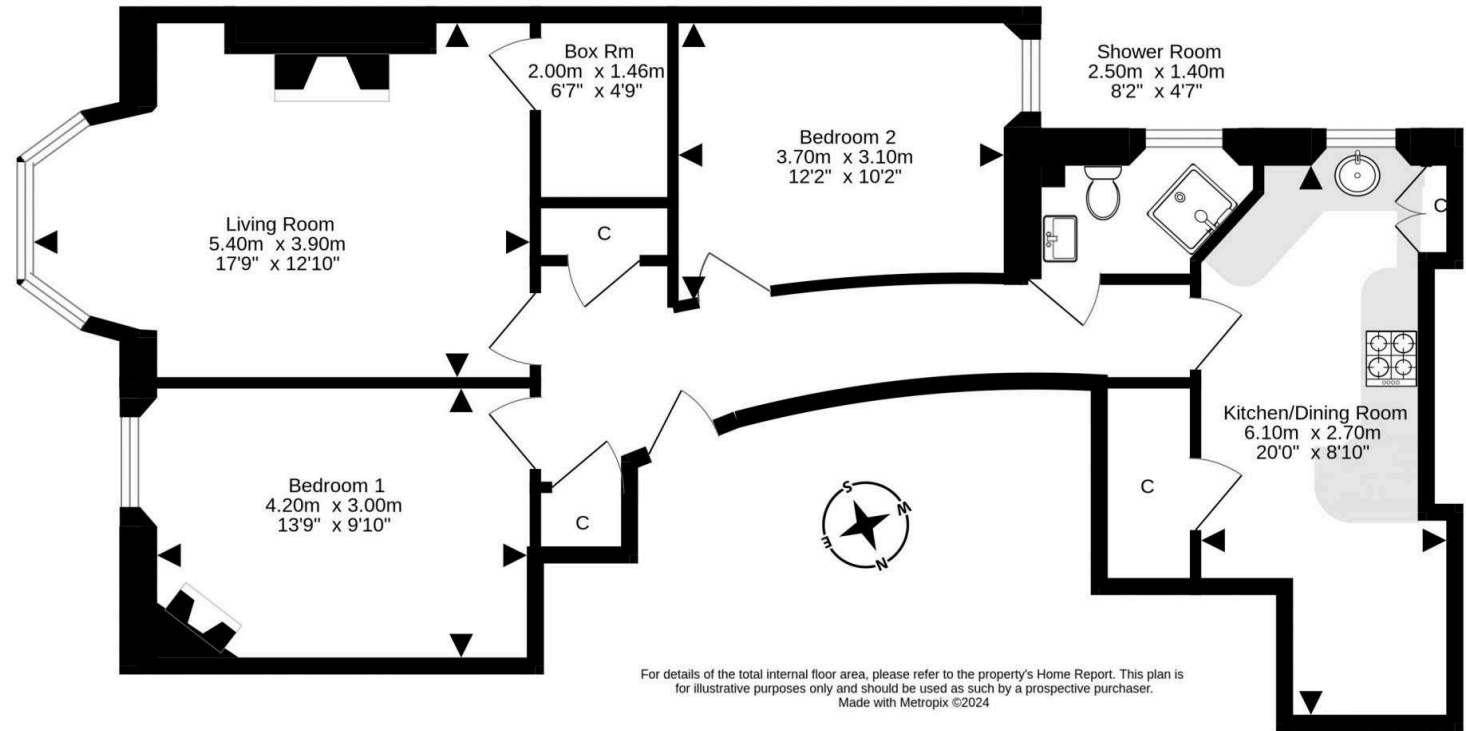
It enjoys the benefit of gas central heating, part double glazing, a shared garden to the rear and zoned permit parking in the adjacent streets.

It is anticipated that this home will prove to be of particular interest to perhaps the professional couple or investor and early viewing is highly recommended to fully appreciate the space and flexibility on offer.

Extras - To include the white goods in the kitchen (Double electric oven, gas hob, dishwasher, washing machine and fridge/freezer. No warranties to be given) and curtains.



Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most sought-after suburbs. Bruntsfield and neighbouring Morningside offer coffee shops, bistros, and fine dining restaurants, bars, and traditional pubs. Residents also have their pick of arthouse cinemas, theatres, and galleries. The everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. The area is 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.



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