

COULTERS<sup>©</sup>

# 2F 9 WESTHALL GARDENS

BRUNTSFIELD, EDINBURGH, EH10 4JJ

 2 BED  1 BATH  1 PUBLIC





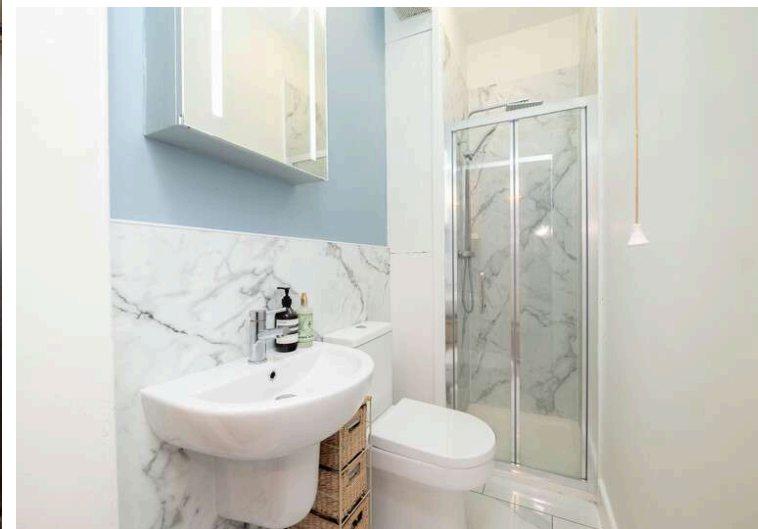
## TAKE A LOOK INSIDE

Situated in a quiet street in Edinburgh's prime residential suburb of Bruntsfield, this is delightful second (top) floor, split-level two-bedroom flat with fantastic open views north, over the city and to Fife. Within a conservation area, the flat forms part of a terraced Victorian sandstone building of just three flats.

This charming home has a lovely living room with feature fireplace which opens into a large kitchen dining room with shaker style units and tiled splashback. Upstairs, located to the front of the property, there are two double bedrooms and a newly fitted, modern shower room with marble effect paneling. Storage is available in the understair cupboard and loft space.

## KEY FEATURES

-  Second floor apartment in prime location
-  Two bedrooms
-  Bruntsfield Links and Meadows nearby
-  Permit parking available
-  Fountainpark Leisure Park a short walk
-  Bruntsfield shops and cafes on the doorstep



## PARKING

Permit holder and pay and display parking is available on the street.

## EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.







## 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.

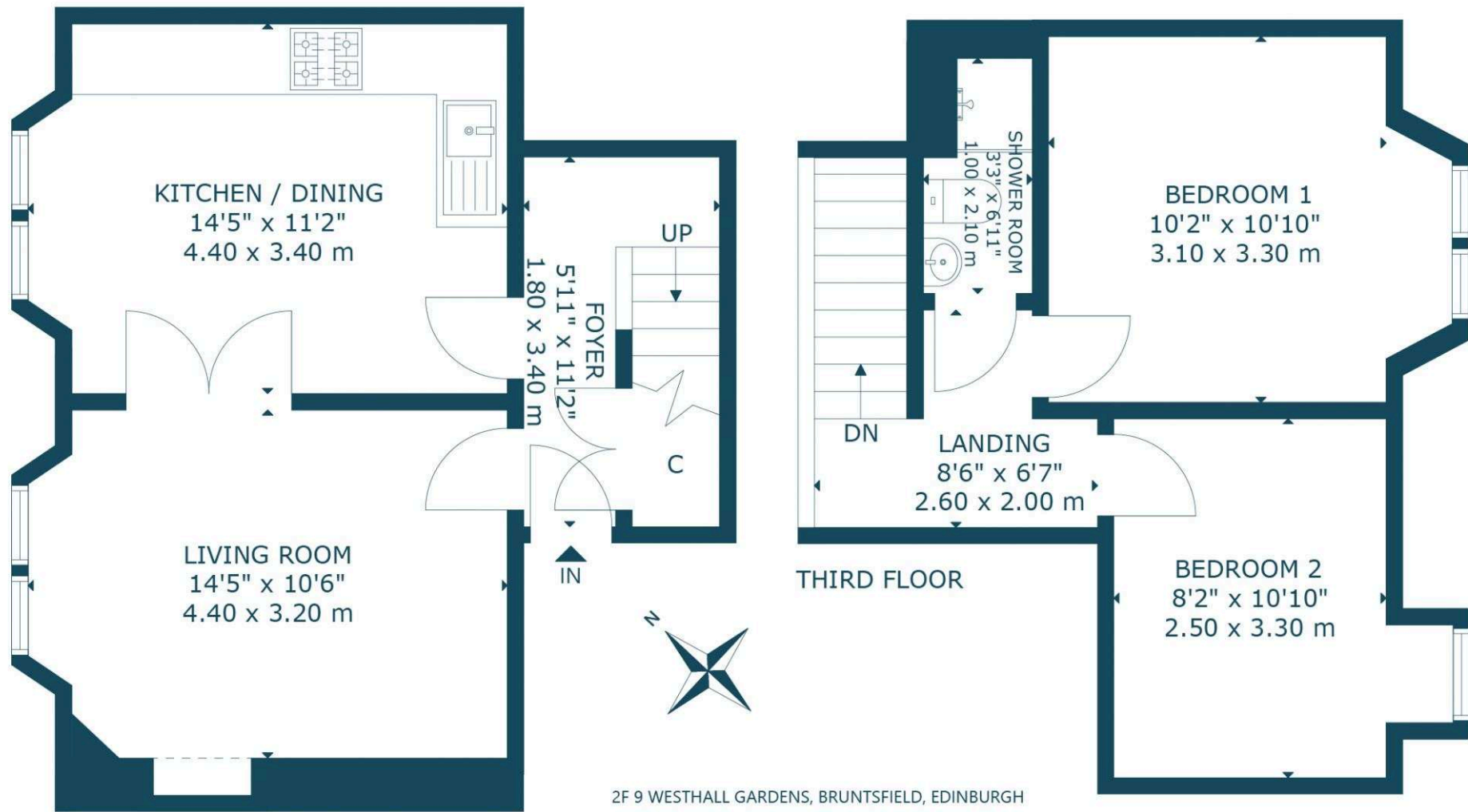
Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The area also has a number of highly-rated schools including Bruntsfield Primary School and Boroughmuir High School whilst both Edinburgh and Napier universities are nearby.











SECOND FLOOR

THIRD FLOOR

2F 9 WESTHALL GARDENS, BRUNTSFIELD, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 695 SQ FT / 65 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing [www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.