

COULTERS<sup>©</sup>

# 25/5 BRUNTSFIELD AVENUE

BRUNTSFIELD, EDINBURGH, EH10 4EN

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This one bedroom, second floor apartment is found on the beautiful Bruntsfield Avenue, in the heart of the sought after area of Bruntsfield. Now in need of modernisation but offering the potential for flexible accommodation (potentially creating a living/dining kitchen and two bedrooms) it will make a wonderful blank canvas for anyone looking to start their property journey or as an investment opportunity in the centre of the historic Bruntsfield area. Boasting original period details with well-proportioned rooms and a shared garden, this is a rare and exciting opportunity not to be missed.

## KEY FEATURES



Well-proportioned second floor tenement flat.



One double bedroom plus box room.



Well-maintained shared rear garden.



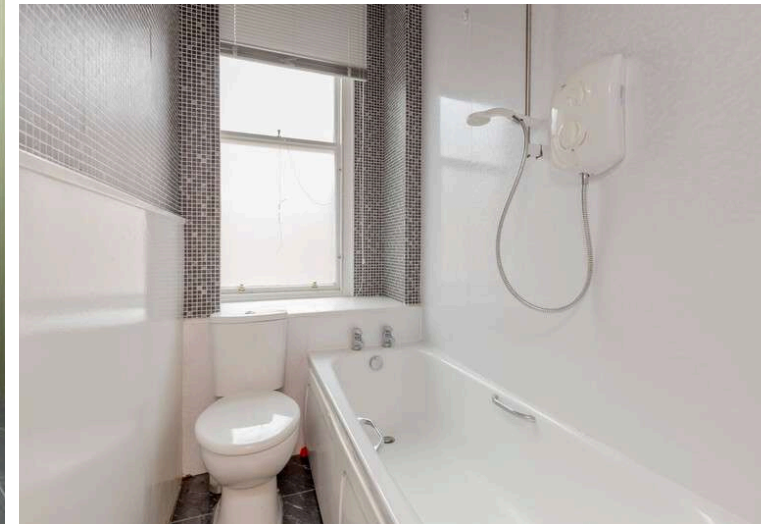
Permit holder on-street parking.



Located in the popular area of Bruntsfield.



Independent retailers and cafes nearby.



The front door opens on to a hall with a handy storage cupboard at the end. There is a bright living room with views to the front of the property, attractive decorative cornice work, a picture rail, ceiling rose and open shelved press. A mantelpiece with gas fire makes a warming focal point in the room. Located off the living room is a good sized boxroom. The dining kitchen would now benefit from upgrading but is a great space for which inhabitants can congregate. Also with views to Bruntsfield Avenue, the double bedroom is empty and ready for refurbishment. The bathroom has a white three piece suite comprising; bath (with shower over), WC and wash hand basin. To the rear of the property is a well-maintained shared garden. Permit and metered parking is available on the street outside.





## 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 centre and other parts of Edinburgh.



## EXTRAS

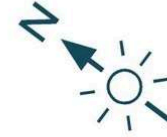
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

## PLEASE NOTE

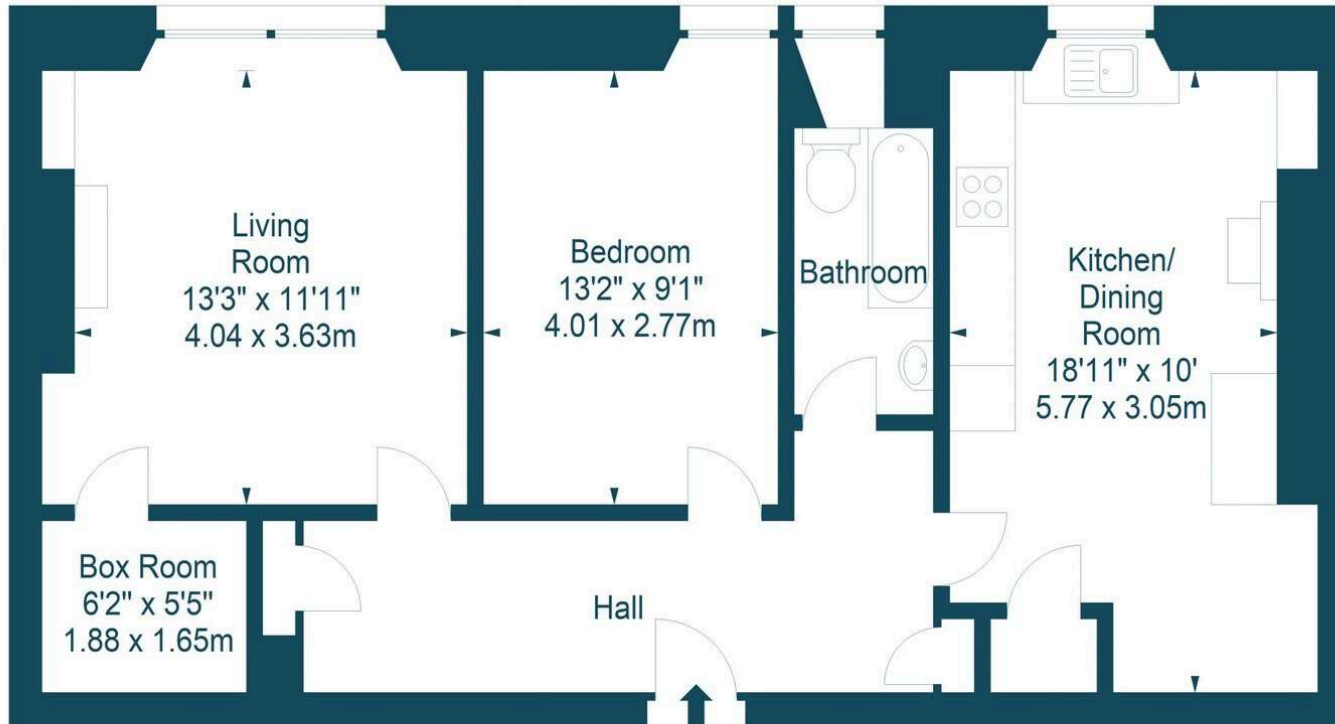
Some images have been virtually renovated to illustrate the potential of this property.



Bruntsfield Avenue, EH10 4EN



Approx. Gross Internal Area  
759 Sq Ft - 70.51 Sq M  
For identification only. Not to scale.  
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Second Floor

## GET IN TOUCH

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## 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.