



74/8 Leamington Terrace
Bruntsfield, Edinburgh, EH10 4JU



VMH SOLICITORS



74/8

Leamington Terrace

Charming third floor flat boasting beautifully presented accommodation, perfect for the first time buyer or professional couple and early viewing is highly recommended to fully appreciate the quality and character on offer.

- Charming third floor flat in handsome traditional tenement
- Cosy open-plan living room/kitchen w/ utility room off
- Double bedroom & handy box room/study
- Stylish shower room
- Gas central heating
- Lovely, well-kept communal garden
- Residents permit parking
- Sought-after location
- Views over the rooftops to Edinburgh Castle



Home Report: £230,000

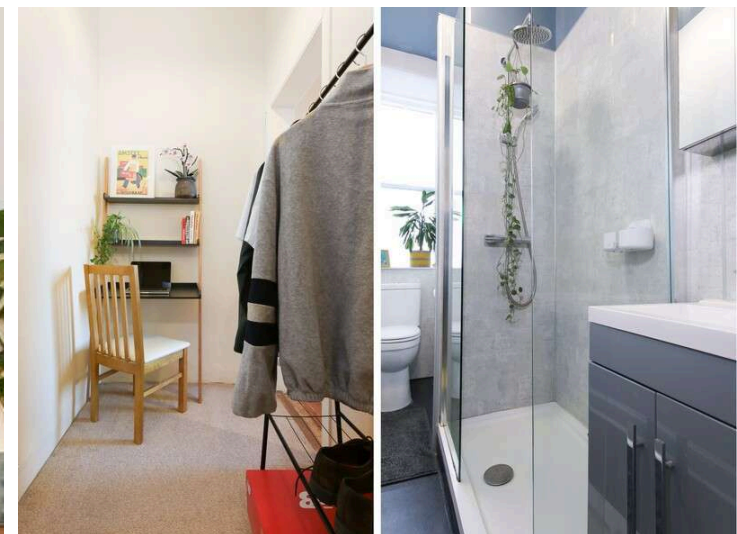
EPC Rating: C

We are delighted to offer for sale this charming third floor flat boasting beautifully presented accommodation and forming part of a handsome traditional tenement just off Bruntsfield Place and close, therefore, to a wide and eclectic mix of amenities and facilities.

The flat is entered off a well kept common stairway with security entryphone and comprises reception hall, open plan lounge/dining/kitchen space with utility room off, double bedroom, handy box room or home office and shower room. It enjoys the benefit of gas central heating and draught-proof windows, along with fine open views across the city toward Edinburgh Castle. There is an area of shared garden ground to the rear of the building and residents permit parking on Leamington Terrace and in the adjacent streets.

The street, Leamington Terrace, has a wonderful community, with a street-wide WhatsApp chat where residents share support, tips, and local news. There is also a group that have in the past arranged an annual Leamington Terrace street party where the road is closed and residents set up stalls. There is a weekly foodbank collection and residents are also involved with the local food co-operative, Dig In, on Bruntsfield Place.

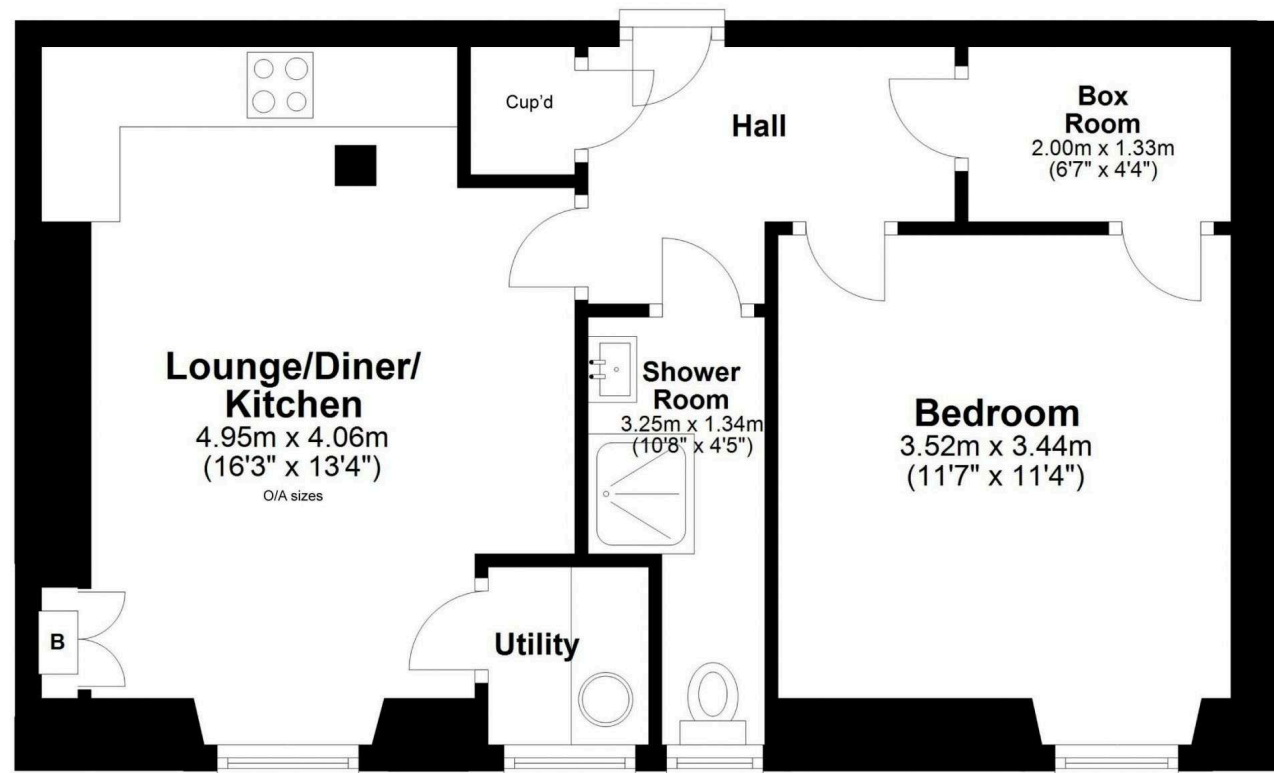
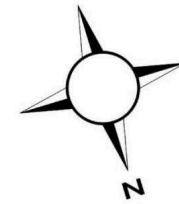
Extras: To include all fitted flooring and fitted carpets; kitchen appliances (excluding coffee machine); light fittings; curtains; and blinds within the sale price. NB no warranties or guarantees will be given in relation to the appliances.



Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quatermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crags are also nearby for brisk walks and stunning skyline views over the capital. The area is very 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. Bruntsfield is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

Third Floor

Approx. 45.4 sq. metres (488.5 sq. feet)



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