



boyd property

145/3 Bruntsfield Place
EDINBURGH | EH10 4EB

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Description

Boyd Property are delighted to present to the market this exquisite, bright, and extremely spacious 3-bedroom second floor flat, located within a traditional tenement building. Boasting a central city location in sought-after Bruntsfield and just a short stroll from the vast open green spaces at the Bruntsfield Links and The Meadows. The property is offered to the market in excellent order throughout and the accommodation briefly comprises a large welcoming entrance hallway with excellent storage facilities, an impressive bay windowed lounge/dining room with feature fireplace, with dedicated spaces for relaxing and entertaining. The large breakfasting kitchen is fitted with modern base and wall mounted units with ample work top surfaces. The kitchen is complimented with a useful laundry room with base and wall mounted units, a pantry and large store cupboard. There are three exceptionally spacious double bedrooms. The family bathroom is fitted with a contemporary three-piece suite in white, with a separate shower enclosure. There is a further stylish shower room located off the hall with white two-piece suite with glass shower enclosure. The property has many traditional period features which include tall ceilings, fireplaces, detailed cornicework and wood panelled doors. The property benefits from gas central heating, double glazing, good storage facilities and an entry phone security system. Externally there is access to a well-maintained communal garden located to the rear of the property. On street permit parking is available to the front. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Location

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and an M&S Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for schools in both the state and private sector, as well as for both Edinburgh and Napier Universities. Recreational spaces in the area include The Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh City Centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.

Extras

All fitted floor coverings and integrated kitchen appliances.

Price & Viewing

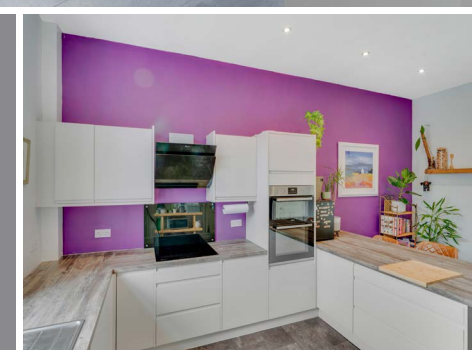
For price and viewing information contact Agents.

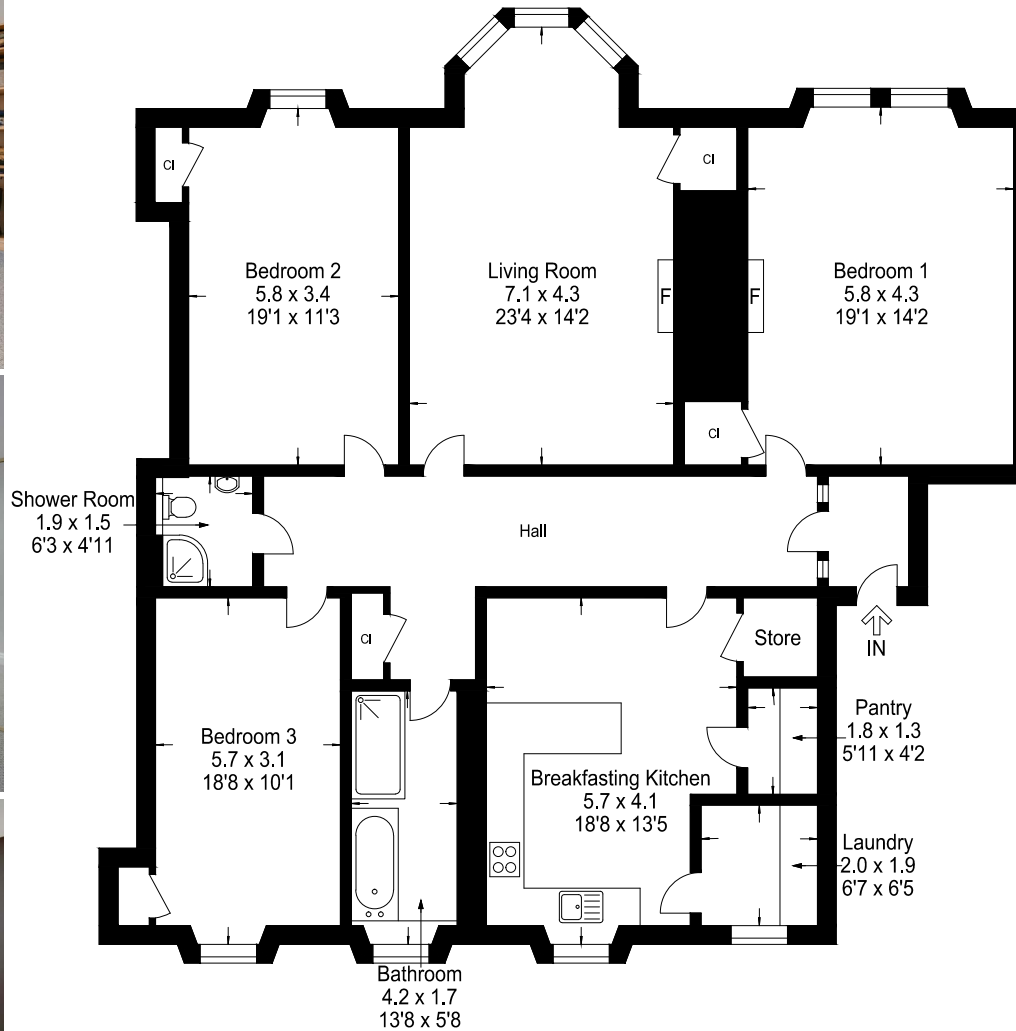


Features

- Entrance hallway
- Lounge/Dining room
- Breakfasting kitchen with pantry, larder & store
- 3 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Period features
- Excellent storage facilities
- Entryphone security system
- Communal garden
- On street permit parking
- Sought after city location
- Close to vast open green spaces

“ An exquisite, bright, and extremely spacious 3-bedroom 2nd floor flat, located within a traditional tenement building. Boasting a central city location in sought-after Bruntsfield and just a short stroll from the vast open green spaces at the Bruntsfield Links and The Meadows. ”





Approx. Gross Internal Floor Area 1762 Sq ft / 163.7 Sq m

VistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
 VistaBee 2024



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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 part of 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.