



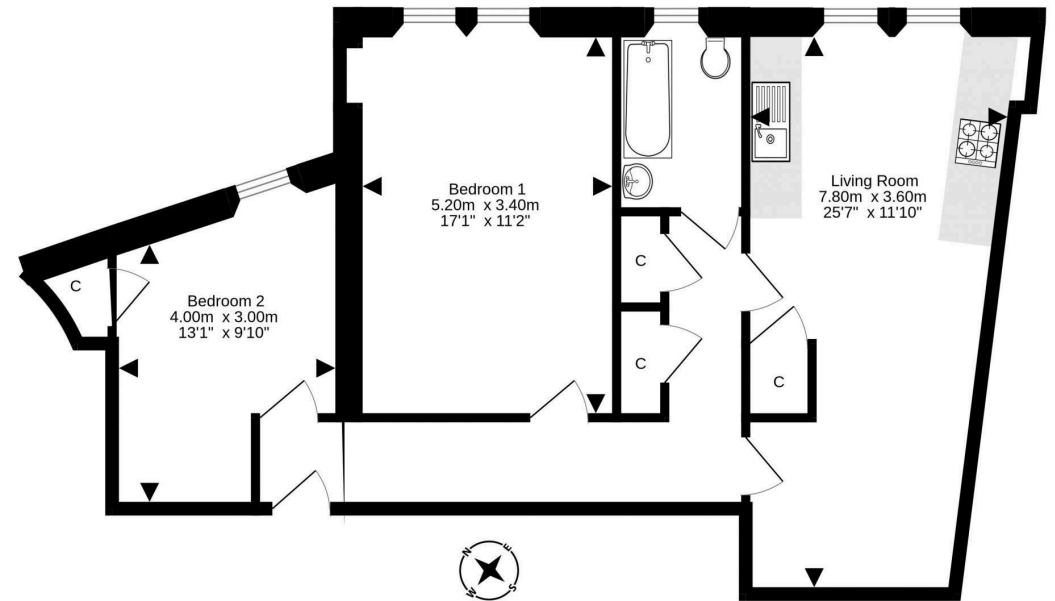
A superbly located first floor flat in the heart of Bruntsfield. The location is one of Edinburgh's most popular areas and there are a superb range of amenities close by as well as easy access to the city centre. The flat is accessed via a secure entry-phone system into a well-maintained hall and stair. Internally the property is in good condition thought with the layout comprising; hallway, sitting room with well-equipped open-plan kitchen/dining area, two double bedrooms and new bathroom with shower. The kitchen is equipped with a range gas hob, electric oven, washing machine, tumble dryer, dishwasher and fridge/freezer. The property also benefits from gas central heating and access to a large and well-maintained shared rear garden.

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.

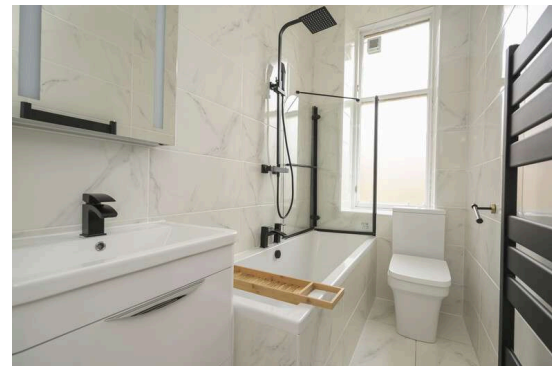
Council Tax: D EPC: C

Viewing is highly recommended and by appointment only.

To arrange a viewing, call 07884 247419.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

