



Offers Over  
**£299,995**

## 17/5 Colinton Road

Bruntsfield | Edinburgh | EH10 5DP

A fantastic opportunity has arisen to purchase this impressive, truly stunning third/top floor flat forming part of a handsome B-listed Victorian building, situated on the Holy Corner in the popular district of Bruntsfield. The property is presented to the market in move in condition and would undoubtedly appeal to first time buyers and professionals. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band – C



## Description

The well presented and spacious accommodation retains an abundance of period featured and in brief, comprises; welcoming hallway with storage facilities and original wooden floors running through most rooms, dual aspect stylish dining kitchen with a range of wall and base mounted units with coordinating countertop/splash back and integrated appliances, light and airy reception room with feature fireplace, well proportioned principal bedroom with feature fireplace, bright second bedroom/study creating the perfect home office, contemporary partially tiled shower room with rainfall shower overhead and separate WC. Further benefits include gas central heating and a mixture of double and single glazed sash & case windows.



## Extras

All fitted floor coverings, shutters and blinds will be included in the sale together with the gas hob, oven, integrated dishwasher, integrated washer/dryer and fridge/freezer. The appliances will be sold as seen with no guarantees in place. The large wardrobe in the main bedroom and the island in the kitchen will also be included in the sale. Other items of furniture can be made available by separate negotiations.



## Gardens & Parking

There is a well kept south facing communal garden to the rear mainly laid to lawn. Permit/metered parking can be found within the surrounding area.



## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

The property is on The Holy Corner, situated in the highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the city, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.



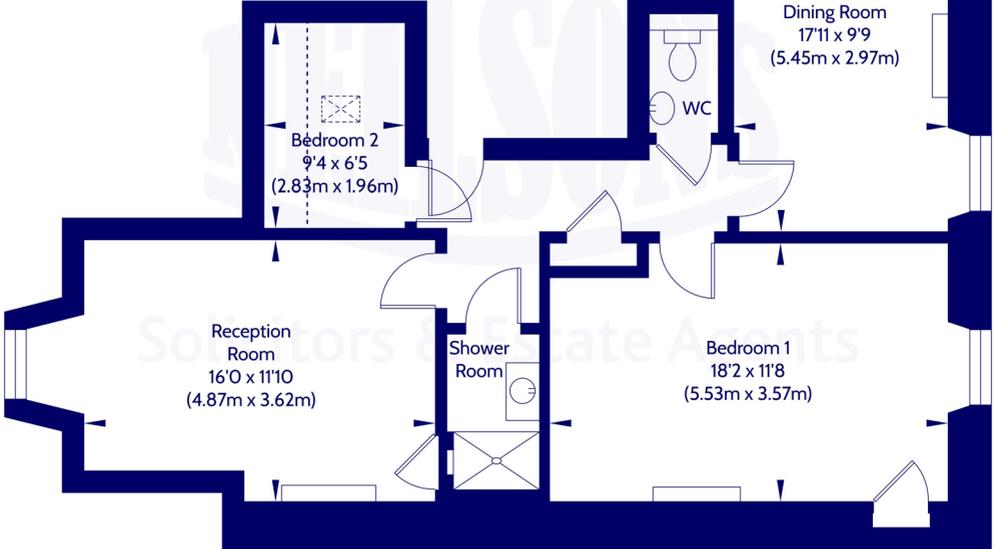


### Third Floor

Approx. Internal Area 74.76 Sq M / 805 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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