



220 (1F1) Bruntsfield Place  
Bruntsfield, Edinburgh, EH10 4DE



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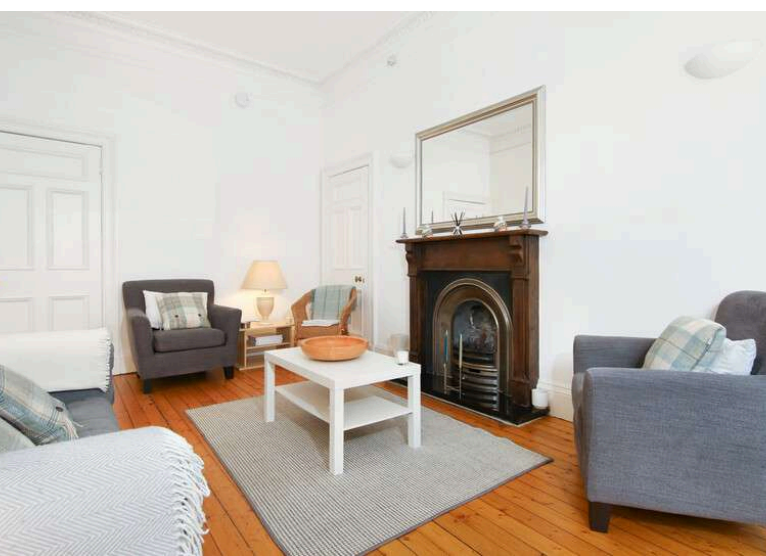


# 220 (1F1)

## Bruntsfield Place

Bright and well proportioned first floor flat which offers flexible accommodation of character in a handsome, traditional stone tenement in the popular and highly regarded Bruntsfield district of the city.

- Welcoming hallway w/ storage
- Bay windowed sitting/dining room
- Well-appointed modern kitchen
- Two double bedrooms
- Three-piece bathroom
- Gas central heating
- Well-kept shared garden
- Residents permit parking



Home Report: £330,000

EPC Rating: C

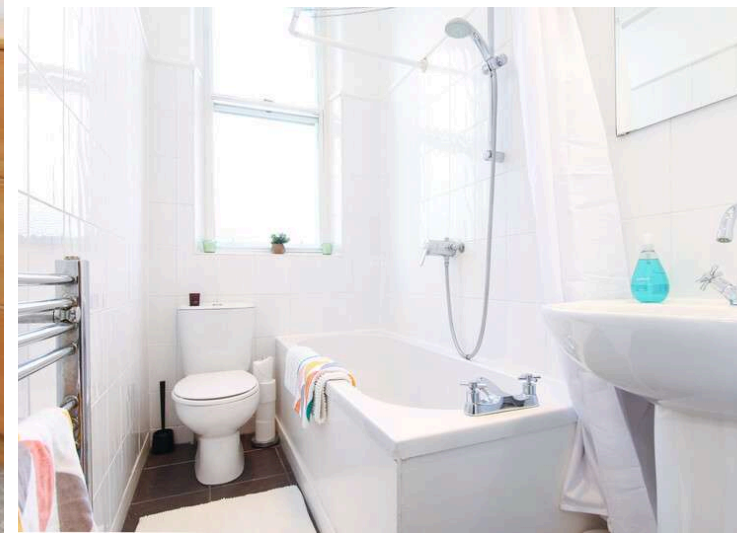
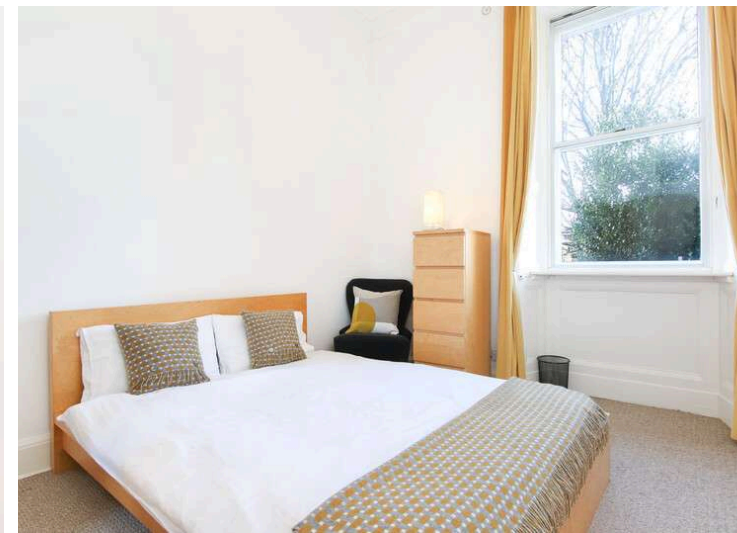


220 (1fl) Bruntsfield Place is entered off a well-kept common stairway with security entryphone system and offers generous accommodation comprising: reception hall with good storage, bay window sitting room/dining room, fitted kitchen, two double bedrooms and bathroom with shower over bath.

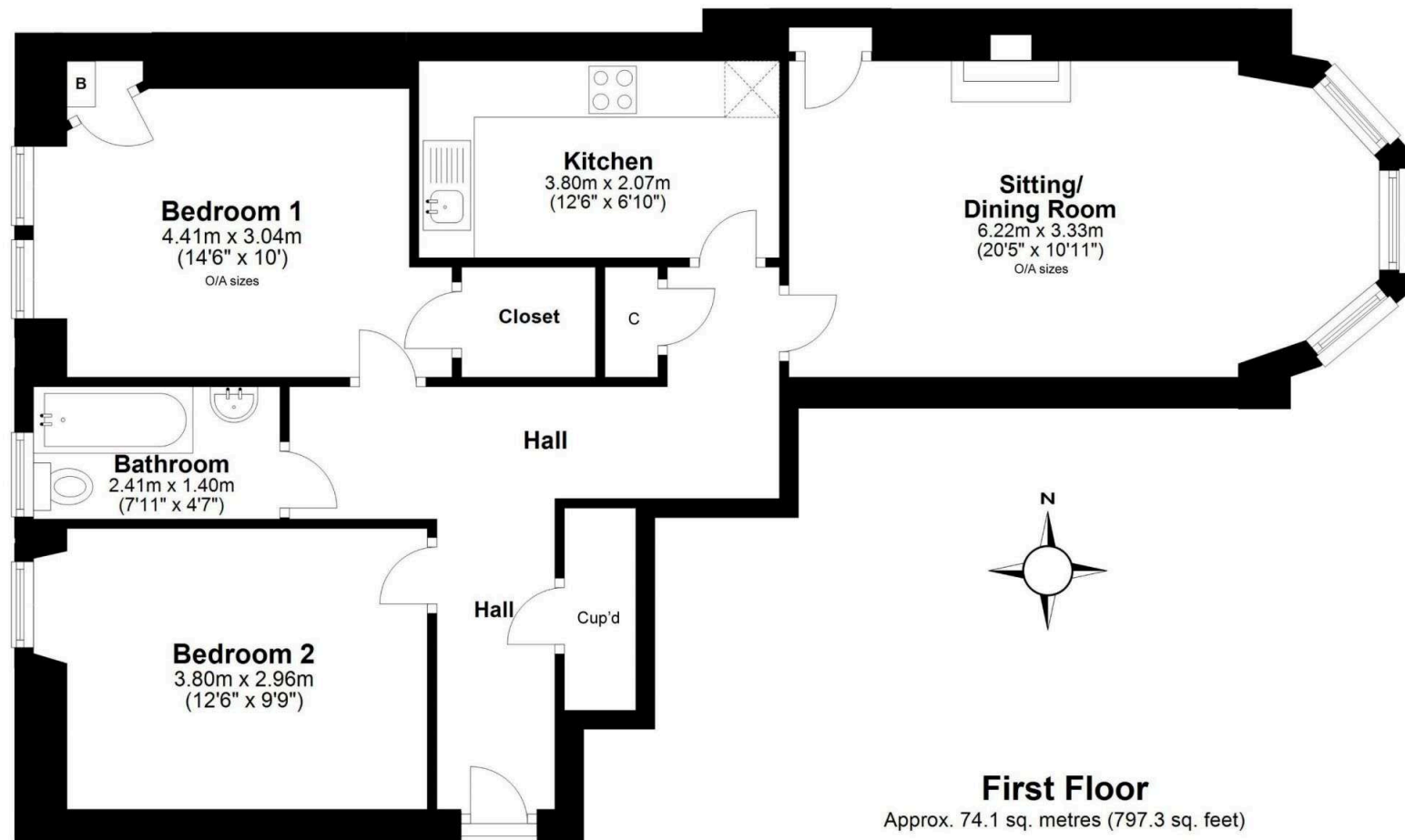
The flat also enjoys the benefit of gas central heating with a combination boiler. There is an area of west-facing shared garden ground to the rear of the building and zoned permit parking on Bruntsfield Place and in the adjacent streets.

It is anticipated that this will prove to be a particular interest to perhaps the professional couple or investor and early viewing is highly recommended to fully appreciate what is on offer.

Extras: To include all fitted carpets and fitted floor coverings; curtains; light fixtures; the large hall mirror; oven; hob; extractor hood; fridge; freezer; and washing machine within the sale.



Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most sought-after suburbs. Bruntsfield and neighbouring Morningside offer coffee shops, bistros, and fine dining restaurants, bars, and traditional pubs. Residents also have their pick of arthouse cinemas, theatres, and galleries. The everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quartermile. Bruntsfield Links and The Meadows practically on the doorstep. Arthur's Seat and Salisbury Crags are also nearby. The area is 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.



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