










Offers Over  
**£370,000**

## 10 2F2 St Peters Buildings

Bruntfield | Edinburgh | EH3 9PG

This light and generously proportioned second floor flat forms part of an attractive period building, enjoying a superb high amenity location close to the banks of the Union Canal, in Edinburgh's desirable Bruntfield area. Well suited to the professional couple or buy-to let investor, the flat is well presented throughout and offers flexible accommodation, close to the city centre and excellent green space.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  On-street permit
-  Shared gardens
-  EPC rating – C
-  Council tax band- D



## Description

The property is accessed via secure entry and a well maintained communal hallway and briefly comprises: entrance hall with clothes pulley, well-proportioned bay fronted reception room with coving to ceiling, picture rail, and laminate flooring, kitchen fitted with a good assortment of base and wall mounted wood fronted units, with contrasting wipe clean worktops, tiling to splash areas and a selection of built-in appliances, spacious rear facing principal bedroom with bay window and a pleasant leafy outlook, two further good sized double bedrooms, and family bathroom with three piece white suite, tiling to splash areas, and a separate shower enclosure.

The property is compliant for and currently benefits from an HMO licence (exp 28 Dec '24). The HMO licence can be transferred to the new owners if desired and if certain conditions are met, further information is available on request.



## Extras

All floor coverings, blinds, light fittings, white goods and integrated appliances will be included.

## Garden and Parking

To the rear of the building there is a well-kept lawned garden, with drying facilities, mature trees and bushes. On-street permit parking is available within close proximity.

## Viewing

By appointment through Neilsons (0131 625 2222).





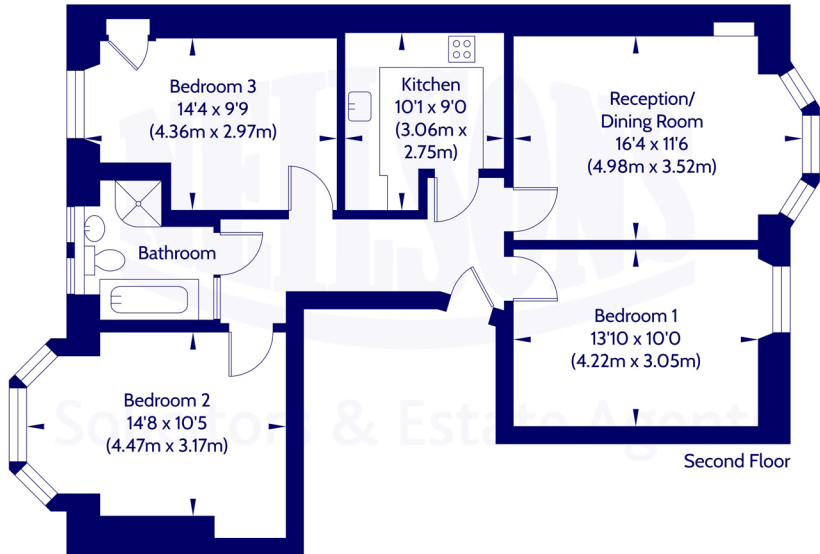
## Location

Bruntsfield is an extremely vibrant and cosmopolitan area of the city, offering 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, Tollcross and Fountainbridge. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach, together with lovely walks along the Union Canal towards Harrison Park. 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.





Approx. Gross Internal Floor Area 78.72 Sq M / 847 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

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.



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