



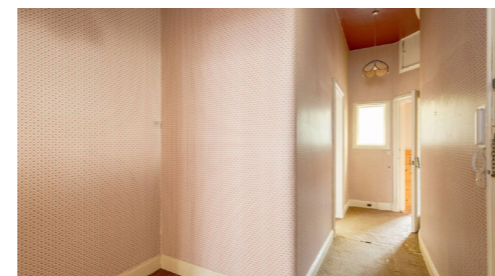
18 1f1 Bruntsfield Avenue  
Bruntsfield, Edinburgh, EH10 4EW

CALL US ON 0131 447 4747

# 18 1f1 Bruntsfield Avenue Bruntsfield, Edinburgh EH10 4EW

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Bay windowed living room with gas fire.
- Boxroom off.
- Good sized dining room with gas fire & larder storage cupboard.
- Kitchen/scullery off.
- Generously proportioned double bedroom with fitted wardrobes.
- Bathroom.
- Partial double glazing.
- Original features.
- Well maintained communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A first floor flat part of a traditional tenement building in the highly regarded Bruntsfield district of the city a short journey to the south of Edinburgh City Centre and within walking distance of an excellent range of local amenities. The property is in need of modernisation and redecoration but offers excellent potential and would be suitable for a first time buyer or perhaps a professional person/couple.

**COUNCIL TAX BAND:** D.  
**TRAIN STATION:** APPROXIMATELY 1.2 MILES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 8.8 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

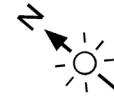
The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro 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 from Bruntsfield Place.

**EXTRAS:**  
THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS OR THE GAS FIRES WITHIN THE LIVING ROOM OR DINING ROOM.

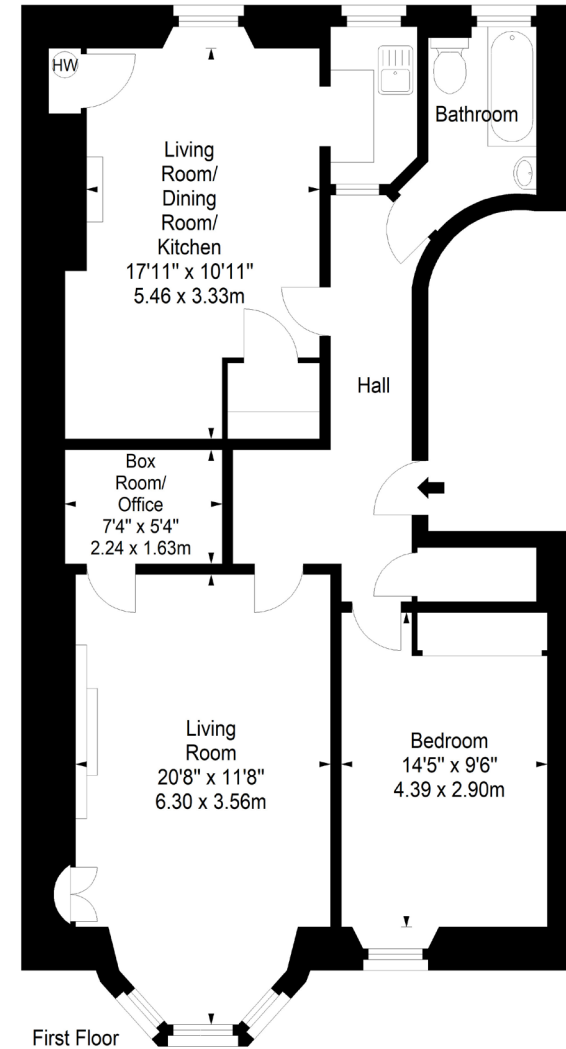




**Bruntsfield Avenue,  
Edinburgh,  
Midlothian, EH10 4EW**



Approx. Gross Internal Area  
842 Sq Ft - 78.22 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



**ENERGY PERFORMANCE  
CERTIFICATE RATING E**

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.