



RALPH SAYER
SOLICITORS & ESTATE AGENTS

220 (3F2) Bruntfield Place
Bruntfield, Edinburgh, EH10 4DE

220 (3F2) Bruntsfield Place

A bright, spacious, and well-presented top floor flat in the heart of Bruntsfield. This large one bedroom property is situated on the third floor of a traditional tenement building and the flexible layout offers buyers the opportunity to use the property as a large one bedroom with dining kitchen and separate lounge or as a two bedroom property with open plan lounge/ diner/ kitchen and two bedrooms.

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

Internally the accommodation is in excellent order throughout with traditional features retained, such as sanded timber floors, original fireplaces and kitchen stove, original working shutters and cornice work. To the front is an elegant sitting room with a working fireplace and an ideal space for home office/ study. The hallway offers two deep storage cupboard and large cupola allowing natural daylight to flood into this space.

The large dining kitchen offers plenty of space to dine and entertain and the master bedroom is a good sized double with fitted hanging space and storage within. Completing the accommodation is the modern bathroom with an electric shower over the bath and modern glass sink. The property further benefits from a secure entry-phone system, shared rear garden, gas central heating and double glazing throughout.



Property Summary:

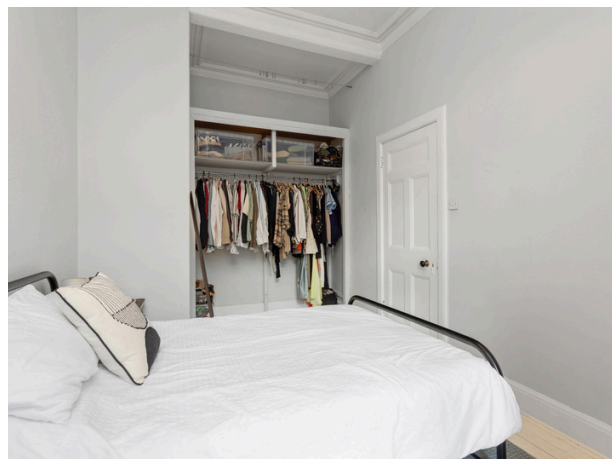
- Third / Top Floor Flat forming part of a traditional tenement
- Flexible layout - can be large One Bed with Dining Kitchen and Living Room or Two Bed Flat with open plan lounge/ diner/ kitchen
- Freshly decorated
- Gas central heating and double glazing
- Beautiful period features throughout, including working shutters in the bedroom

EPC Rating - C | Council Tax Band - D





Flexible layout to use the property as a large one bedroom with dining kitchen and separate lounge or as a two bedroom property with open plan lounge/ diner/ kitchen



Let us help you find your next
dream property!



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DISCLAIMER

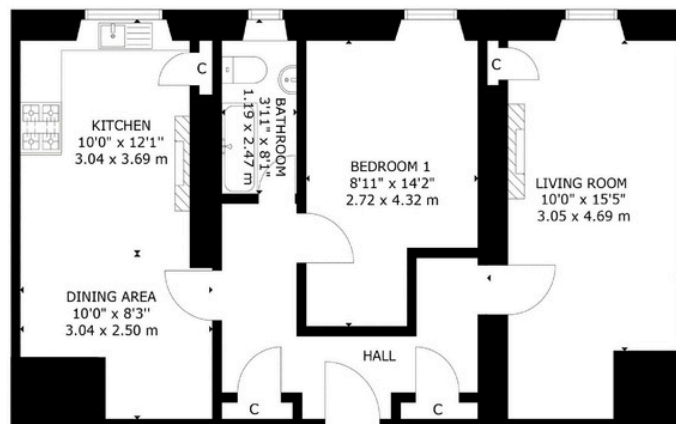
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that

all necessary Local Authority consents are available.

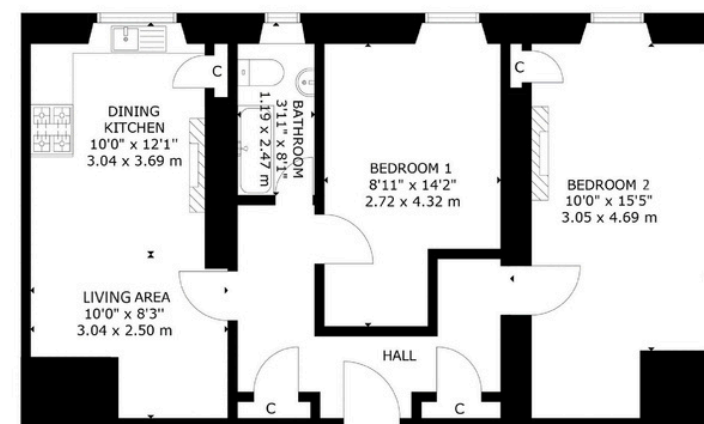
Current floorplan



Alternative floorplan



229 OF 22 BRUNTSFIELD PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA: 4028 SQ FT / 375 SQ M
All measurements and figures including doors and windows are
approximate and should be independently verified.
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Bruntsfield, Edinburgh

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 Quatermile. Bruntsfield Links and The Meadows are practically on the doorstep with Arthur's Seat and Salisbury Crags also being 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.