

COULTERS[©]

160/4 BRUNTSFIELD PLACE

BRUNTSFIELD, EDINBURGH, EH10 4ER

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of the sought after area of Bruntsfield, 160/4 Bruntsfield Place is a stylish, beautifully presented and bright two bedroom, 2nd floor flat. The home elegantly embraces fine period features such as impressive fireplaces and decorative cornices with modern décor to create warm, welcoming living spaces.

As the birthplace and childhood home of Scottish author Muriel Spark (Prime of Miss Jean Brodie), 160 Bruntsfield Place is a historically significant Edinburgh tenement.

KEY FEATURES



Attractive, well-proportioned second floor tenement flat.



Two delightful double bedrooms.



Well maintained shared rear garden.



Permit holder on street parking.



Situated in the popular area of Bruntsfield.



A short walk from Bruntsfield Links and The Meadows





This engaging home comprises; a gorgeous bay windowed sitting room with a box room off (currently used a study), a lovely, large well equipped dining kitchen, with dining recess, two charming double bedrooms and an extremely attractive bathroom (with shower over the bath, WC and wash hand basin).

Heating and hot water are provided by a gas central heating system via a combi boiler. Triple glazing has been fitted at the front of the property.

To the rear of the property, is a well maintained, spacious communal garden. Resident's permit holder & metered parking is available on the surrounding streets.





THE LOCAL AREA

Bruntsfield is a residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis.

Bruntsfield is well-served by public transportation, with regular bus services to the city centre and other parts of Edinburgh.

EXTRAS

All light fittings, fitted flooring, the fridge/freezer and integrated kitchen appliances are included in the sale price.





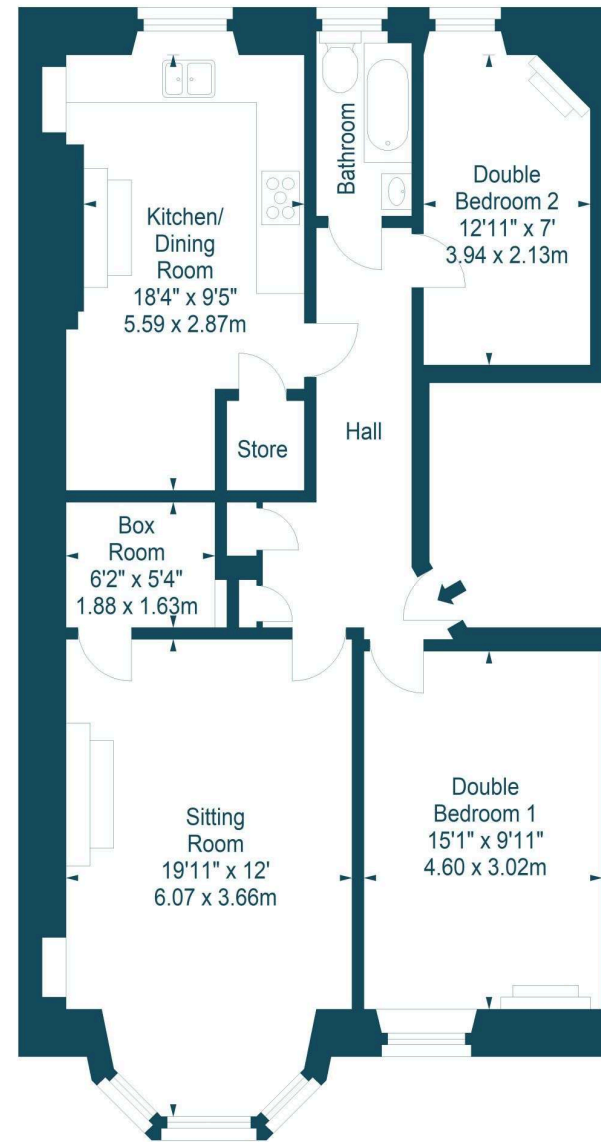
Bruntsfield Place,
Edinburgh,
Midlothian, EH10 4ER



Approx. Gross Internal Area
851 Sq Ft - 79.06 Sq M
For identification only. Not to scale.
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Second Floor



GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.