



5/2 Bruntsfield Gardens, Edinburgh, EH10 4DX

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Welcome to Bruntsfield Place, this well-proportioned two bedroom first floor property offers bright and spacious accommodation forming part of a traditional tenement building retaining many period features, ideally located in the heart of the sought after Bruntsfield area of Edinburgh, close to an abundance of local amenities, shops, bars and restaurants along swift transport links to the City Centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Living room with a bay window to the front, intricate corniced ceiling, feature fireplace, please note the fire is not in working order.
- Dining kitchen with a range of wall and base units along with integrated appliances, utility area off housing the boiler, pantry cupboard.
- Box Room.
- Front facing generously proportioned double bedroom with twin windows.
- fireplace. Again, this fireplace is not in working order.
- Shower room comprising WC, wash hand basin, vanity storage and walk in shower.
- Storage cupboard in common stair.
- Gas central heating.
- Sash and case windows with secondary glazing.
- Shared drying green to the rear.
- Zone 2 permit parking and metered parking available.



## Location

Bruntsfield is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Marchmont and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible

## Extras

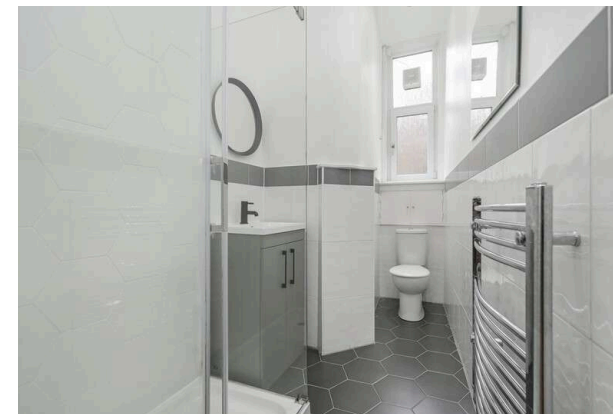
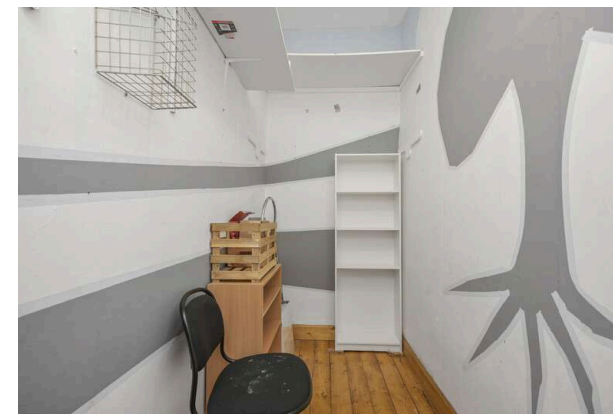
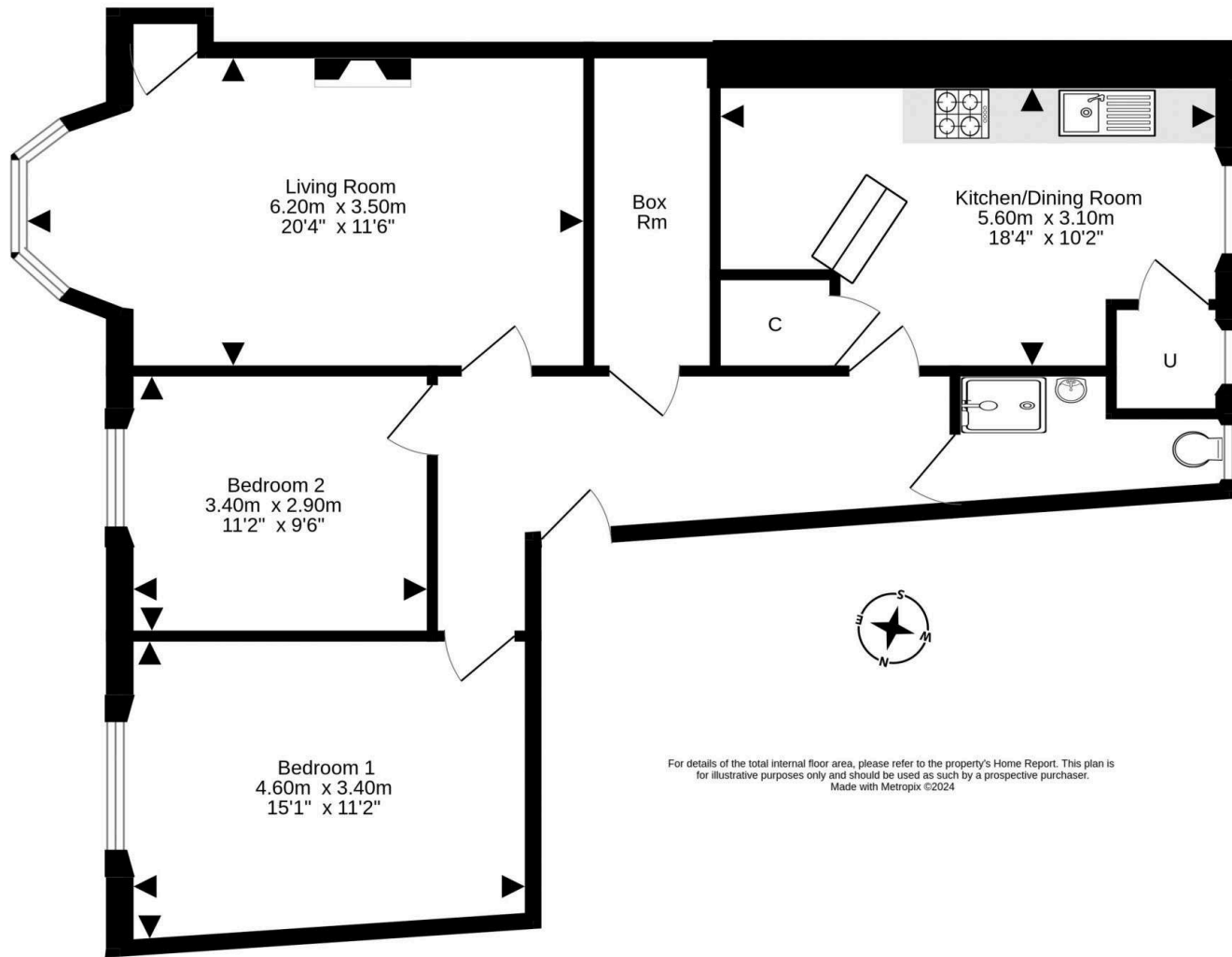
The integrated kitchen appliances, curtains blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C





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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

