

30/3 Bruntsfield Gardens Edinburgh, EH10 4DZ

OFFERS OVER £440,000



drummondmiller



- Large 2nd floor flat in quiet cobbled street
- Elegant sitting room and study box room
- Dining room/kitchen/living room leading to utility room
- 3 good double bedrooms and bright modern shower room
- Period features including stripped doors and ornate cornice
- GCH and replacement double glazing
- Scope to re-design layout and upgrade
- Yards away from popular amenities
- EPC C

Description

This generously proportioned and most spacious 3-bedroomed Victorian second floor flat offers tremendous potential for possible reconfiguration. Part of a substantial sandstone tenement (Circa 1870), the property has timeless character and retains an original marble fireplace and ornate cornicing. The current layout (114 sqm) offers a large and welcoming reception hall with entry system handset. There is a very elegant bay-windowed sitting room and a versatile box room/study is accessed from the hall. The dining room/kitchen/living room leads into a small utility room. The flat also has three good sized double bedrooms and a bright recently modernised shower room (formerly a bathroom).





Central Heating and Double Glazing

The property has gas central heating complemented by replacement UPC and aluminium replacement windows.

Grounds

There is a well-kept enclosed communal garden to rear.

Parking

The area provides ample zoned permit parking for the residents.

Location

Right on the boundary with Merchiston and Morningside, Bruntsfield Gardens is a quiet street yet only a few yards away from a numerous coffee shops, bars and take-away facilities. It is also a pleasant stroll away from Bruntsfield Links, the canal, Tollcross (Edinburgh's new financial/exchange sector) and the vibrant West End. Haymarket rail station is also readily accessible and excellent bus services operate. There are numerous open recreational areas, sports facilities, cinemas, theatres and off-road cycle tracks available within the immediate vicinity.

Valuation

It has been valued at £450,000 for mortgage purposes and the link to the Home Report is available from the ESPC web site.

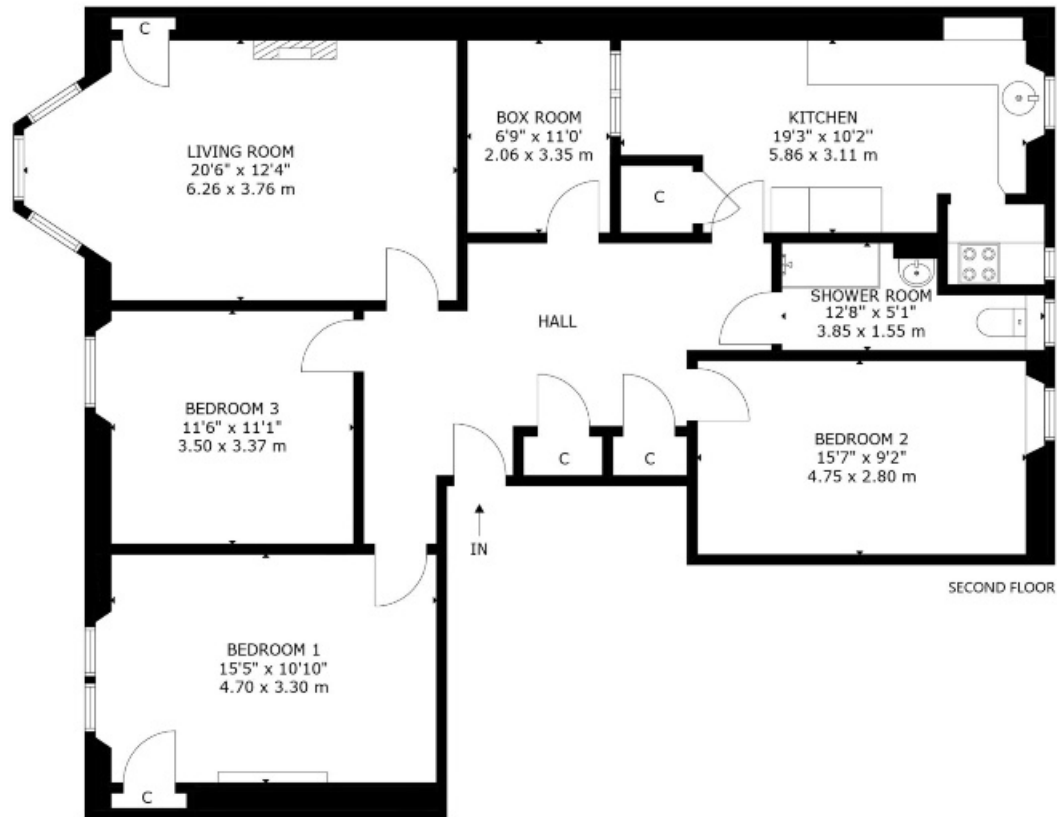


Council Tax and EPC

The property lies in band E and has a C-rated Energy Performance Certificate.

Viewing

Early viewing is recommended - telephone Agent 0131 229 3399 (07595 820611 out with office hours).



SECOND FLOOR

30/3 BRUNTSFIELD GARDENS, EDINBURGH EH10 4DZ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,235 SQ FT / 115 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com



drummondmiller