

Jardine Phillips
Solicitors • Estate Agents

BRUNTSFIELD

33 HARTINGTON PLACE
EH10 4LF



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EPC RATING: D

OFFERS OVER £875,000





GRAND FIVE BED PERIOD VILLA IN QUIET CUL DE SAC IN WELL RENOWNED SCHOOL CATCHMENTS

This spacious house spread over four floors would make an ideal family home, being within walking distance of some of the best schools in Scotland. The property retains a wealth of period features but has been updated over the years with open plan shaker style kitchen/dining room and contemporary bathrooms. It is quietly located but within a few minutes' walk of all the amenities of trendy Bruntsfield and the open spaces of the Links & The Meadows. Excellent transport links into the city centre.

LOCATION

Bruntsfield is an extremely popular area in the south of the city which offers a wide range of supermarkets, independent retailers, coffee shops, speciality food stores, bars & restaurants. There are also excellent supermarkets including Waitrose and M&S Simply Food available in nearby Morningside. Local schooling is well renowned and the property is in the catchment for Bruntsfield & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema, Church Hill and Kings Theatres. There are also a good range of gyms/leisure facilities and golf courses a short walk or drive away. The villa is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows and the Union Canal. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

GARDEN

Sunny west facing rear garden with decked area, patio and astro turf with trees & shrubs together with paved front garden with shed.

PARKING

Residents' permit parking in the street & off street parking application submitted - awaiting approval.

EXTRAS

The blinds/curtains, light fittings, rangemaster stove, dishwasher and freestanding American style fridge freezer are included in the sale.

HOME REPORT VALUATION

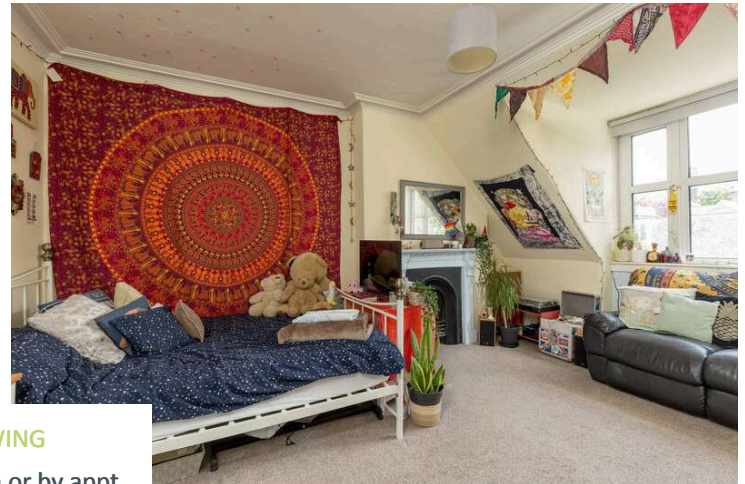
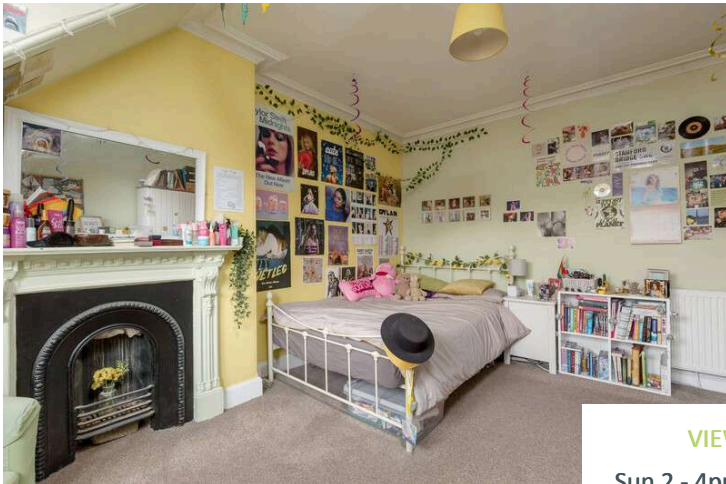
£900,000





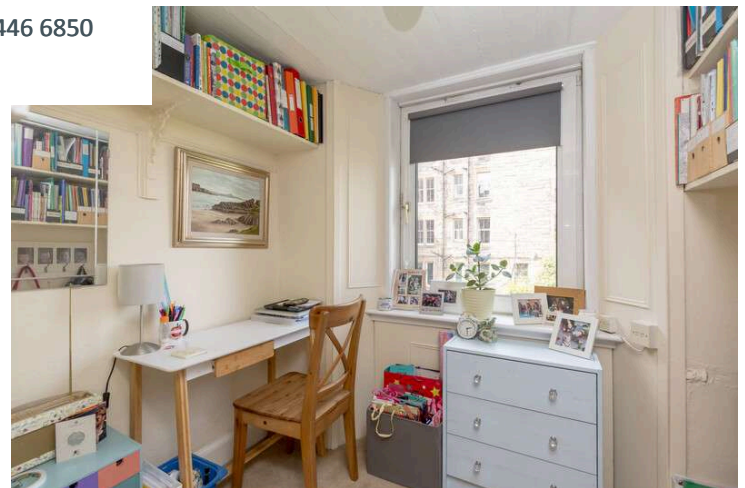
PROPERTY DESCRIPTION

- Tiled vestibule with bespoke fitted shelving for shoes & coats
- Open hallway with handsome staircase & stained glass window on the landing
- Elegant bay windowed sitting room with original fireplace, storage cupboard, bespoke book shelving & period style radiators
- Family room overlooking the rear garden with original fireplace & bespoke fitted study space
- Study/single bedroom 6 with window – handy for elderly guests
- Downstairs spacious open plan kitchen/dining room with twin windows and French doors leading to the garden, together with amazing range of shaker style units with solid surface worktops, an island, a rangemaster oven, freestanding American style fridge freezer and space for dining & sitting
- Downstairs wc Cellar utility room & storage with potential to convert into living accommodation
- First floor bay windowed master bedroom with original fireplace & fitted cupboard
- Large double bedroom 2 overlooking the rear with original fireplace
- Family bathroom with stained glass window, feature tiling, fitted storage, bath with mains shower over, sink & wc
- Double bedrooms 3 & 4 on the second floor both with Victorian cast iron fireplaces & dormer windows
- Small double bedroom 5
- Second family bathroom on top floor with walk in shower, vanity sink & wc
- A wealth of period features including original marble, slate & cast iron fireplaces, amazing cornicing, ceiling roses, working shutters, stained glass windows and an impressive staircase
- Gas central heating from Worcester Greenstar combi boiler located in a cupboard in the kitchen
- A mixture of original sash & case windows & double glazed
- Sunny west facing rear garden with decked area, patio and astro turf with trees & shrubs
- Paved front garden with shed
- Residents' permit parking on street & off street parking application submitted

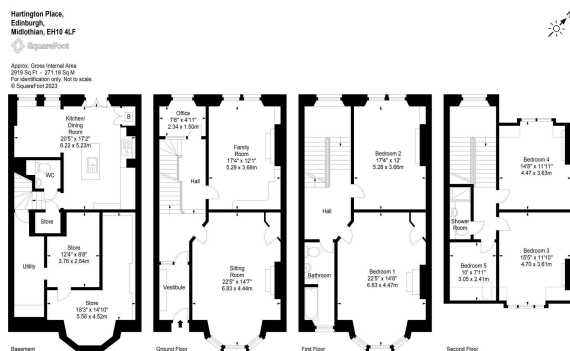


VIEWING

Sun 2 - 4pm or by appt
tel 0131 446 6850



Sitting room	22'5 x 14'7 (6.83 x 4.44m)	Bedroom 3	15'5 x 11'10 (4.70 x 3.61m)
Family room	17'4 x 12'1 (5.28 x 3.68m)	Bedroom 4	14'8 x 11'11 (4.47 x 3.63m)
Kitchen/dining room	20'5 x 17'2 (6.22 x 5.23m)	Bedroom 5	10' X 7'11 (3.05 x 2.41m)
Bedroom 1	22'5 x 14'8 (6.83 x 4.47m)	Office	7'8 x 4'11 (2.34 x 1.50m)
Bedroom 2	17'4 x 12' (5.28 x 3.66m)		



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

