










Offers Over
£399,995

4/2 Bruntsfield Avenue

Bruntsfield | Edinburgh | EH10 4EP

This impressive, truly stunning traditional first floor flat is offered to the market in true move-in condition and is pleasantly situated within the heart of Bruntsfield, close to excellent transport links and amenities. The property has been finished to a high standard and offers flexible accommodation, internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
- Utility room/WC
-  Permit/metered parking
-  Communal garden
-  EPC Rating – C
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned and bright bay-windowed lounge, stunning fitted breakfasting kitchen with integrated appliances, light and airy principal bedroom, second well proportioned double bedroom currently being used as a dining room, attractive modern bathroom with three-piece suite and rainfall shower over bath and useful utility room/ WC. Further benefits include gas central heating.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated appliances in the kitchen and the washing machine and tumble dryer in the utility.

Gardens & Parking

There is a lovely, well maintained communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





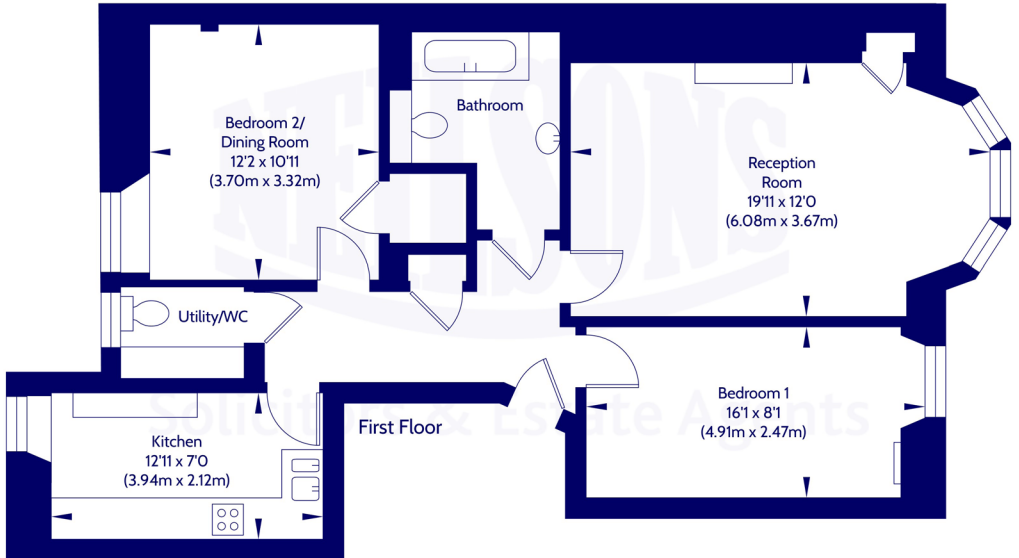
Location

The property is situated in the heart of Bruntsfield, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Meadows are also within walking distance and the property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.





Approx. Gross Internal Floor Area 75.09 Sq M / 808 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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