









Offers Over
£350,000

5/3 Admiral Terrace

Bruntsfield | Edinburgh | EH10 4JH

A fantastic opportunity has arisen to purchase this impressive, truly stunning second/top floor flat forming part of a Victorian terraced townhouse conversion (circa 1880), situated within the capital's desirable area of Bruntsfield, close to excellent amenities and transport links.

-  2 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  Zoned Parking
-  EPC Rating – D
-  Council Tax Band - E



Description

In brief the beautiful accommodation comprises of; secure entry system, well maintained communal stair shared between three flats, welcoming entrance hallway giving access to all rooms, light and airy twin windowed reception room, spacious dining kitchen with a range of base and wall mounted units, two well proportioned double bedrooms and contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Parking

There is permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





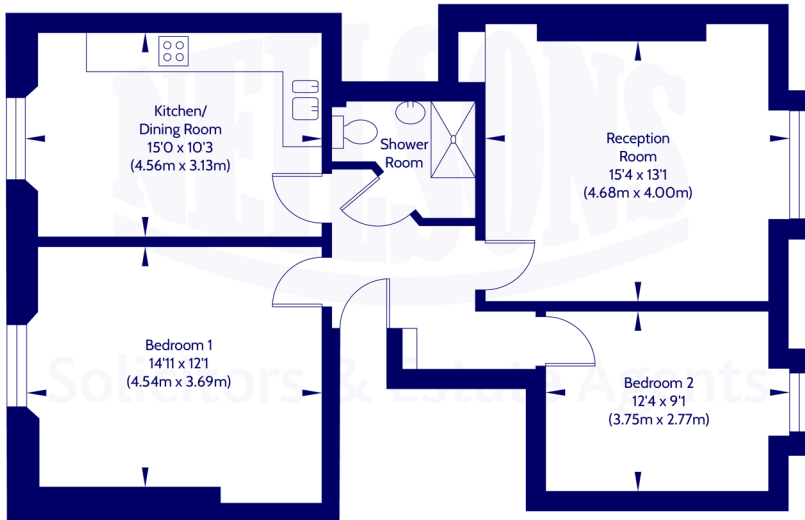
Location

Bruntsfield is a vibrant and cosmopolitan area of the city, offering 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, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside, Tollcross and Fountainbridge. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach, together with lovely walks along the Union Canal towards Harrison Park. 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 71.13 Sq M / 766 Sq Ft.

Second Floor



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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