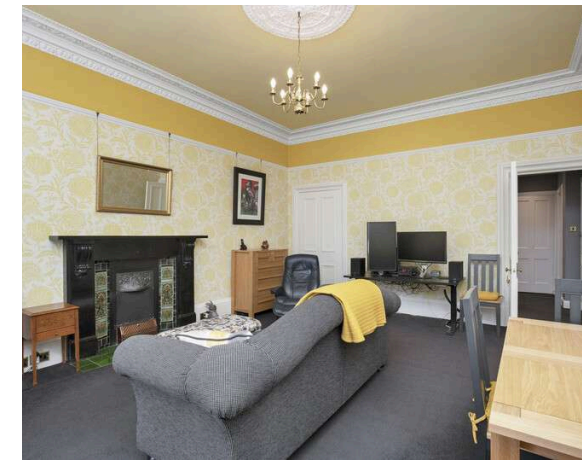




73/2 Leamington Terrace, Edinburgh, EH10 4JT

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Leamington Terrace, this impressive one bedroom elevated ground floor flat forming part of a traditional stone built property retaining many original period features offering bright and spacious accommodation suited to the first time buyer or professional couple. The property is ideally located on a charming street in the sought-after Bruntsfield area of Edinburgh, close to an abundance of local amenities, cafes, bars and restaurants along with beautiful green spaces to enjoy. The property is not overlooked and is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with good storage facilities.
- Front facing living/dining room featuring a bay window, fireplace with open fire, intricate corniced ceiling and rose, Edinburgh press.
- Fully fitted kitchen set to the rear of the property equipped with a range of wall and base units along with integrated appliances.
- Impressive double bedroom set to the rear with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with electric shower over.
- Gas central heating.
- Sash and case windows.
- Communal garden area to the front.
- Permit and metered parking available.



## Location

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For outdoor and leisure the property boasts the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Leamington Terrace offers highly regarded state schooling at Bruntsfield Primary and Boroughmuir Secondary Schools. In addition, there are nearby private schools, including George Watson's College and George Herriot's School. Bruntsfield is also ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

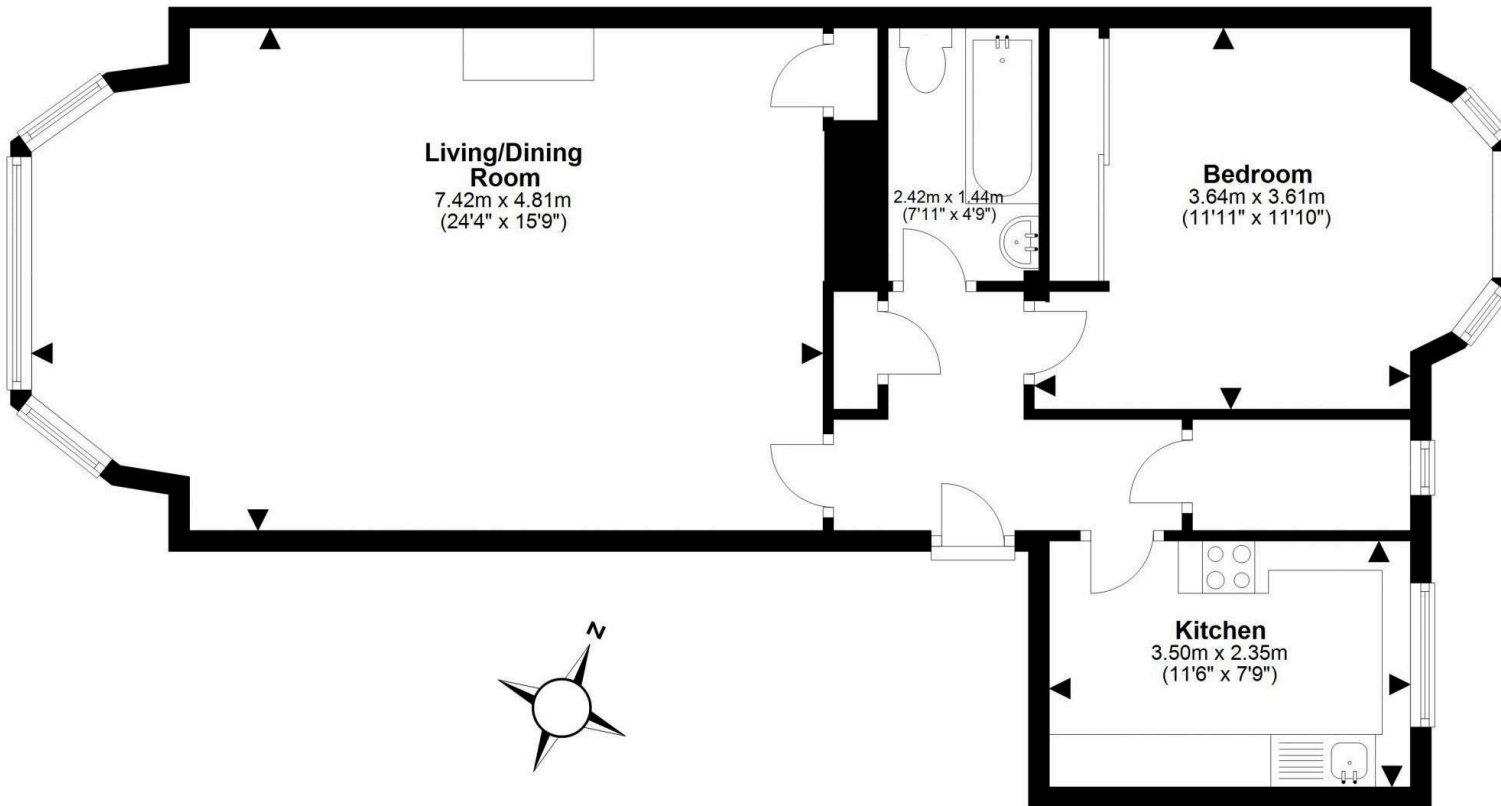
## Extras

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



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

