

**12/5 St. Peters Place
EDINBURGH EH3 9PH**

Offers Over £255,000

- Bay window lounge featuring ornate cornice and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Large double bedroom
- Single bedroom/box room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

Council Tax Band: C

Tenure: Freehold

Shared Ownership: No



Second floor flat

Blair Cadell is delighted to present this exceptional two-bedroom property, boasting open views over the canal. With excellent transport links to the city centre and a wealth of fantastic local amenities, this property is sure to appeal to a wide range of buyers. Early viewings are highly recommended.

The property features a stunning bay-windowed lounge, complete with ornate corncing, a decorative ceiling rose, and a charming fireplace—all complemented by superb views of the canal. The generously proportioned kitchen/diner is ideal for entertaining, equipped with an array of floor and wall-mounted units, a gas hob, electric oven, a decorative stove, and a spacious pantry cupboard offering ample storage. The accommodation includes a large double bedroom and a versatile single bedroom, perfect for use as a home office or study. The bathroom is fitted with a modern three-piece suite and a mains-powered shower over the bath. The property also benefits from gas central heating, double glazing throughout for energy efficiency, and access to a well-maintained communal garden to the rear. *No warranties given for systems*

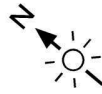
Situated close to the city centre and Edinburgh's universities, this property offers excellent accommodation in an ideal location. Bruntsfield, located just south of the city centre, is well connected by a frequent bus service. The nearby bypass provides easy access to the A1/A68, South Gyle, Edinburgh Airport, and the M8/M9/M90 motorway network—perfect for commuters. Bruntsfield offers a variety of independent shops, with a Waitrose supermarket conveniently located in nearby Morningside. Residents can enjoy an array of recreational amenities, including Bruntsfield Links, the Meadows, Dominion Cinema, and Churchill Theatre. With a vibrant selection of cafes, bars, and restaurants on the doorstep, this property is perfect for those who enjoy an active social scene.

Viewing by appointment on 0131 337 1800

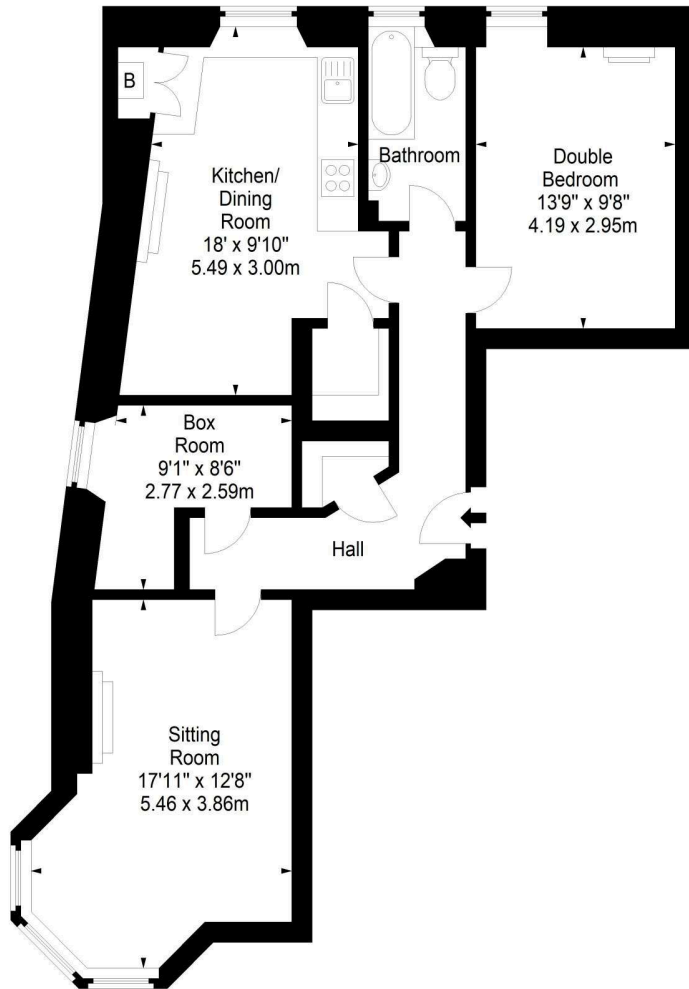




St. Peters Place, EH3 9PH



Approx. Gross Internal Area
783 Sq Ft - 72.74 Sq M
For identification only. Not to scale.
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Second Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

