



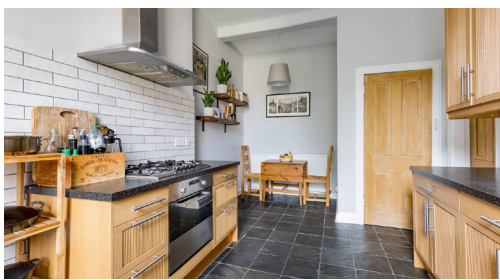
160/5 (2F2) Bruntsfield Place
Bruntsfield, Edinburgh, EH10 4ER

CALL US ON 0131 447 4747

160/5 (2F2) Bruntsfield Place, Bruntsfield, Edinburgh, EH10 4ER

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Attractive bay windowed living room with feature fireplace.
- Space for table and chairs.
- Good sized boxroom which could be used as a home office or study.
- Fitted dining kitchen with appliances.
- Larder storage cupboard.
- Generously proportioned double bedroom.
- Second double bedroom with feature fireplace.
- Cotemporary fitted bathroom with shower.
- Gas central heating.
- Many original features.
- Well maintained communal garden at rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A well-presented second floor flat situated within the vibrant and much sought after Bruntsfield district of the city within walking distance of an excellent range of local amenities and also Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 1.2 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 7.7 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

The property is located in the highly regarded Bruntsfield area of Edinburgh, 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, supported by the usual banking and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Bruntsfield Links and the Meadows are also within easy reach. 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. The City By-Pass and main motorway networks are also close by.

EXTRAS: ALL CURTAINS & BLINDS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE, DISHWASHER AND FRIDGE & FREEZER WITHIN THE LARGER STORAGE CUPBOARD. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





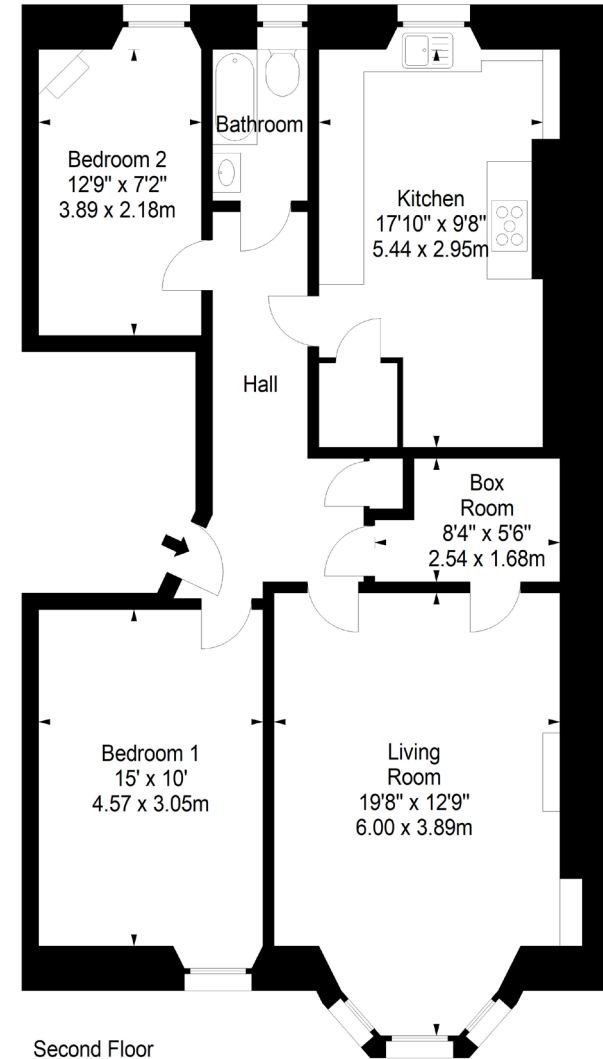
**Bruntsfield Place,
Edinburgh,
Midlothian, EH10 4ER**



Approx. Gross Internal Area
871 Sq Ft - 80.92 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.