



5 2f1 Bruntsfield Gardens
Bruntsfield, Edinburgh, EH10 4DX

CALL US ON 0131 447 4747

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

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive & generously proportioned bay windowed living room with feature fireplace.
- Access to boxroom.
- Dining kitchen with appliances.
- Larder storage cupboard.
- Good-sized double bedroom with original fireplace.
- Further bedroom with original fireplace.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Mostly double-glazed windows.
- Many original features.
- Communal gardens to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

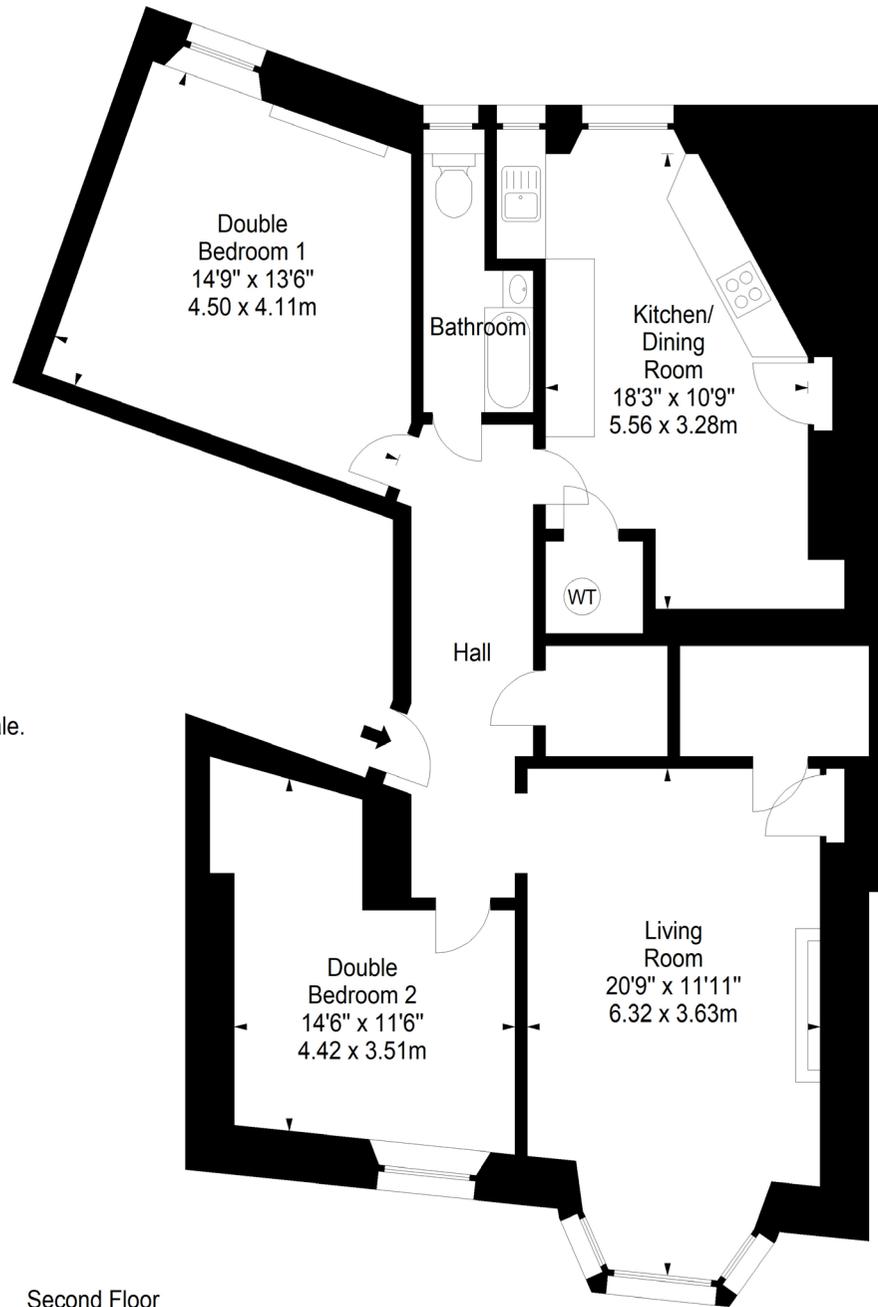
A superb second floor flat situated within the vibrant and highly desirable Bruntsfield district of the city within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City centre. The property would make an ideal purchase for a professional person/couple.

COUNCIL TAX BAND E.
TRAIN STATION APPROXIMATELY 1.2 MILE TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 7.7 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

LOCATION

Bruntsfield Gardens is a sought after street 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. Further amenities are available at neighbouring Morningside and Tollcross while 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.

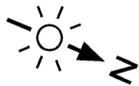
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, COOKER HOOD, INTEGRATED FRIDGE, FREEZER, AND AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. SOME FURNITURE IN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



**Bruntsfield Gardens,
Edinburgh,
Midlothian, EH10 4DX**



Approx. Gross Internal Area
1018 Sq Ft - 94.57 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

Second Floor

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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.