

Jardine Phillips
Solicitors • Estate Agents

BRUNTSFIELD

8/1 FORBES ROAD
EH10 4EE



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EPC RATING: D

OFFERS OVER £375,000

PROPERTY DESCRIPTION

- Communal hallway with entryphone, leading to inner hall with handy storage cupboard
- Bright corner sitting room with three windows, fitted cupboard and feature fireplace housing a gas stove
- Double doors to a fabulous dining room with shelving, a bespoke fitted desk
- Contemporary fitted kitchen with dove grey high gloss handleless units & integrated appliances, induction hob and a Quooker tap. With door providing access to the private terrace
- Principal bedroom with extensive fitted storage
- Second double bedroom
- Beautifully updated, fully tiled shower room with electric underfloor heating, large walk-in electric shower, vanity sink unit, wc and chrome heated towel rail
- Gas fired central heating with wall-mounted condensing combi boiler located in the kitchen (updated 3 years ago)
- Upvc framed double glazed windows
- Garden ground surrounding the property including a private area of garden to the front with space for sitting, a private terrace with a shed and direct access to the south facing sunny walled communal rear garden
- Residents' permit parking in the street The building is self-managed but owners contribute towards the gardening costs

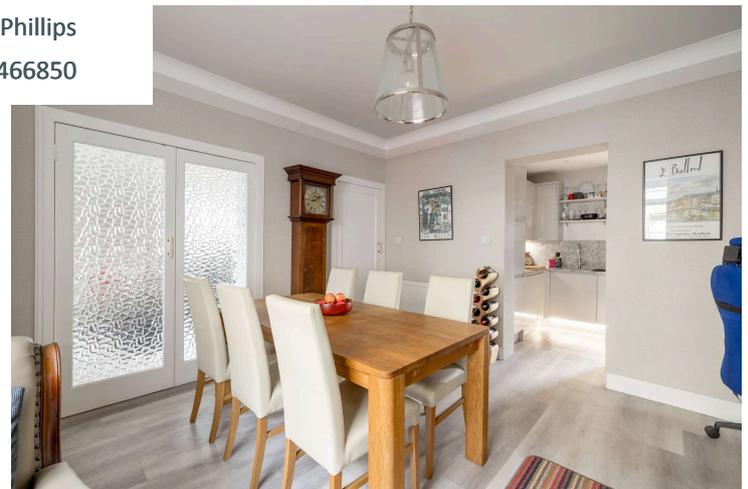


VIEWING

Sun 3-5pm or pls call

Jardine Phillips

0131 4466850





STYLISH TWO BED TWO PUBLIC ROOM GROUND FLOOR ART DECO APARTMENT WITH GARDENS IN TRENDY BRUNTSFIELD

Located moments from bustling Bruntsfield, with its wide array of shops, cafes, bars & restaurants, is this superb two bedroom apartment in this fantastic listed building. With good sized accommodation including a spacious sitting room with wood burning stove, leading to a dining room and a contemporary fitted kitchen, two double bedrooms and a modern shower room, all topped off with a private terrace and communal gardens for relaxing & entertaining. This would make a great home for first time buyers, professionals, downsizers, investors or a young family, being in the catchment for excellent schools with great transport links.

AREA

Bruntsfield is a very prestigious area in the south of the city, bordering Morningside and the Grange, and offering a wide range of supermarkets (including Tesco, Waitrose and M&S Simply Food), speciality food stores, coffee shops, bars, restaurants and independent retailers. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema and Church Hill & Kings Theatres. There are a good range of gyms/leisure facilities and golf courses a short walk or drive away and the property is also well placed for lots of walks and open spaces, including Bruntsfield Links and the Meadows. Local schooling is well-renowned and the property is in the catchment for Bruntsfield & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's College. The city centre and old town are a short stroll away but there are also numerous bus

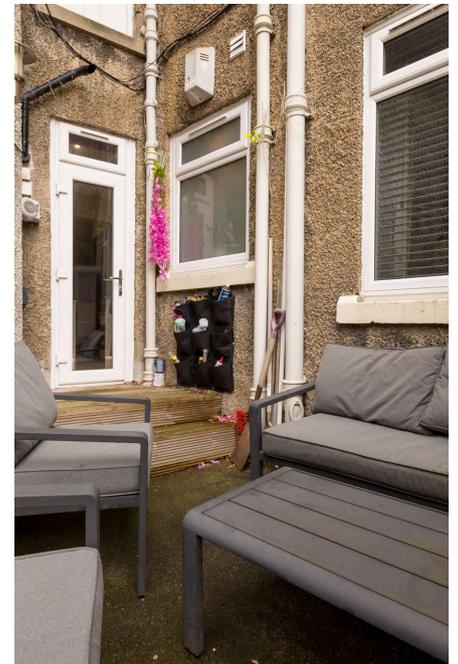
services taking you into and out of town, together with easy access to the city bypass and the motorway network beyond.

EXTRAS

The blinds, light fittings, electric hob, double oven, designer cooker hood, integrated fridge freezer and integrated washing machine are included in the sale.

HOME REPORT VALUATION

£390,000

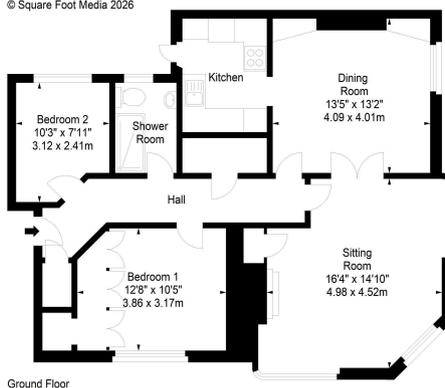


Sitting room	16'4 x 14'10 (4.98 x 4.52m)
Dining room	13'5 x 13'2 (4.09 x 4.01m)
Bedroom 1	12'8 x 10'5 (3.86 x 3.17m)
Bedroom 2	10'3 x 7'11 (3.12 x 2.41m)

Forbes Road,
Edinburgh, EH10 4EE



Approx. Gross Internal Area
940 Sq Ft - 87.33 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

