

**18, 2F1 Bruntsfield Avenue, Bruntsfield
Edinburgh, EH10 4EW**

OFFERS OVER £260,000



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- Large 2nd floor flat in excellent residential district
- Elegant sitting room/bedroom with box room off
- Living room leading to galley kitchen
- Second double bedroom and bright bathroom
- Period features stripped doors and ornate cornice
- Scope to re-design
- Yards away from popular amenities
- EPC E

Description

This generously proportioned Victorian second floor flat (81 sqm) offers tremendous potential for possible reconfiguration to create an additional bedroom. Part of a substantial C-Listed cream sandstone tenement (Circa 1870), the property has timeless character and retains original sash-and-casement windows, marble fireplace and ornate corning. It will appeal to purchasers of all age groups and developers/investors prepared to undertake complete modernisation (which has already been reflected in the mortgage valuation figure). The current layout offers a classic bay-windowed sitting room/bedroom 1 with box room off, living room leading to a small galley kitchen, good sized double bedroom and a bright bathroom. The building has benefitted from an extensive overhaul of the roof amounting to £22,000 in recent years and there is a secure entry system.





Grounds

There is an enclosed communal garden to rear.

Parking

The area provides ample zoned permit parking for the residents.

Location

Right on the boundary with Merchiston and Morningside, Bruntsfield Avenue is a tranquil cobbled street which is quite literally only yards away from numerous coffee shops, bars and take-away facilities. It is also a pleasant stroll away from the canal, Tollcross (Edinburgh's new financial/exchange sector) and the vibrant West End. Haymarket rail station is also readily accessible and excellent bus services operate. There are numerous open recreational areas, sports facilities, cinemas, theatres and off-road cycle tracks available within the immediate vicinity.

Valuation

It has been valued at £275,000 for mortgage purposes to reflect the requirement for modernisation and the Home Report is available from the ESPOC web site.

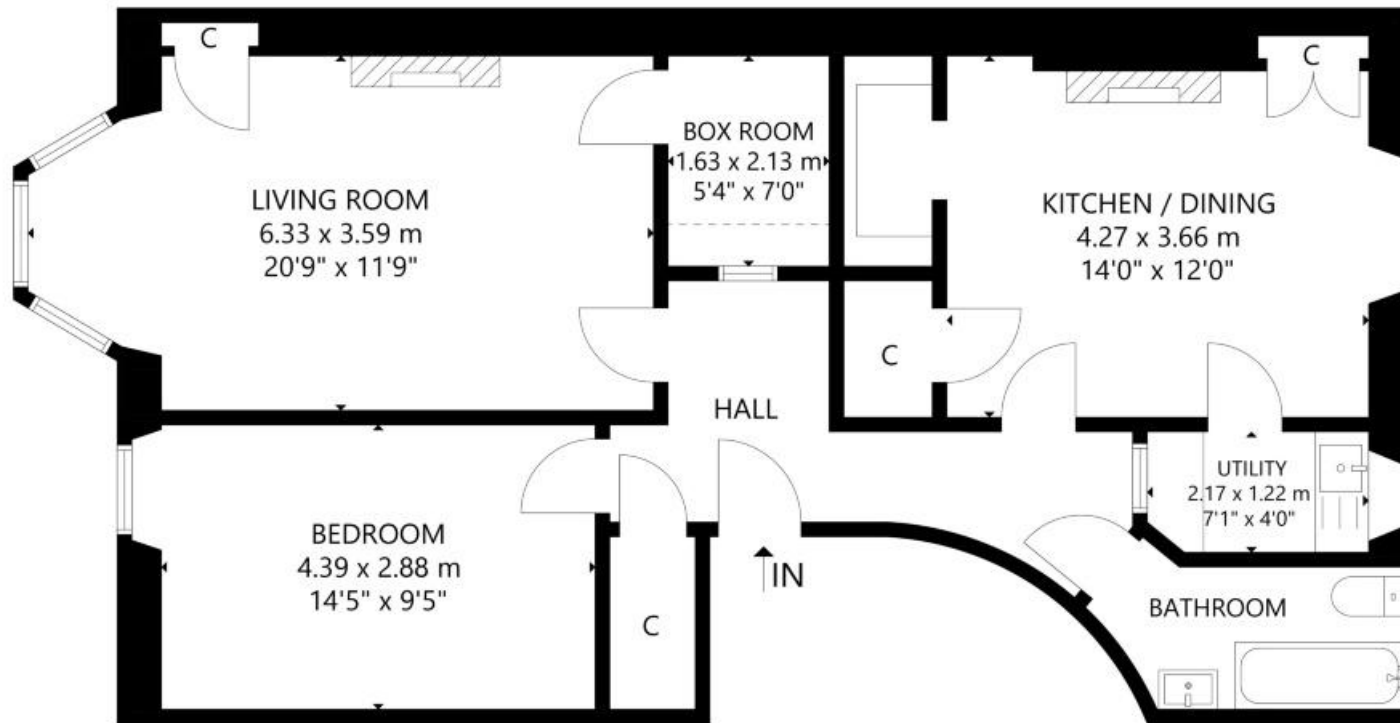
Council Tax and EPC

The property lies in band D and has a E-rated Energy Performance Certificate

Viewing

Early viewing is recommended - telephone Agent 0131 229 3399 (07595 820611 out with office hours).





SECOND FLOOR

18 2F1 BRUNTSFIELD AVENUE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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