



9 LEAMINGTON TERRACE

Bruntsfield, Edinburgh, EH10 4JW



1

Public Room



2

Bedrooms



1

Bathroom



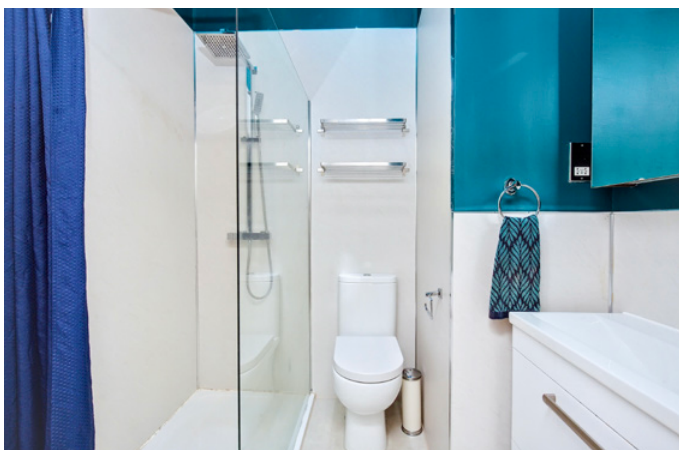
9 LEAMINGTON TERRACE

This main-door ground-floor corner flat is a charming two-bedroom (plus box room) residence which forms part of a handsome period building, characterised by an imposing turret. The home features attractive interiors and well-retained period details. Plus, it includes a generously appointed kitchen with a breakfast bar and a quality shower room with a rainfall showerhead. It is a fantastic city home for a wide demographic, including professionals, couples, first-time buyers, young families, and downsizers alike.

Set within a sought-after conservation area, this property also has a highly desirable location in Bruntsfield. It is just a brief walk from the sprawling greens of Bruntsfield Links and The Meadows, and it has easy access to excellent amenities. Edinburgh's fashionable West End and shop-lined Princes Street can both be reached on foot too. Furthermore, the area is well-served by regular bus links. The capital's main train stations, and the tramline to the airport, are all easily reached for travelling further afield as well. The property falls within the catchment area for highly-regarded schools too.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A traditional ground-floor corner flat
- Part of the Bruntsfield conservation area
- Lightly decorated interiors and period features
- Private main-door entrance
- Welcoming vestibule and hall with storage
- Living/dining room with unique turreted area
- Shaker-inspired breakfasting kitchen
- Expansive principal bedroom
- Second double bedroom
- Versatile box room for creative use
- Modern three-piece shower room
- Controlled permit parking (Zone 8)





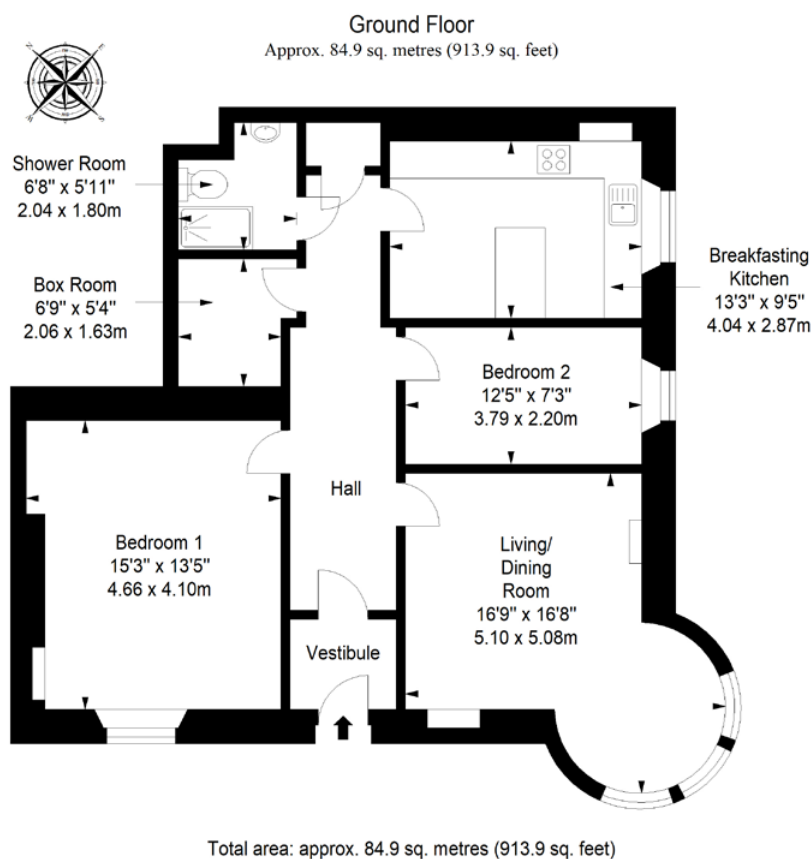


Extras: integrated kitchen appliances (ceramic hob, double oven, fridge/freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



BRUNTSFIELD, EDINBURGH

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quartermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crags are also nearby for brisk walks and stunning skyline views over the capital. The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield offers highly-regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

ēspc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.