



**6-1 Westhall Gardens**  
**Bruntsfield, Edinburgh, EH10 4JQ**

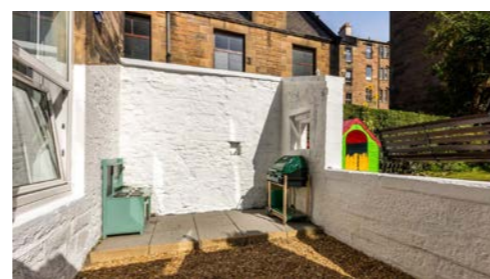
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# 6-1 Westhall Gardens, Bruntsfield, Edinburgh, EH10 4JQ

For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secured entry with tiled communal vestibule
- Reception hall featuring Italian tiled flooring
- Elegant large drawing room with original period features including large shutter bay window, high ceiling, intricate cornice work and a handsome fireplace
- Well-presented dining room with small mezzanine, currently used as further guest accommodation
- Fitted kitchen with door leading to enclosed garden.
- Generously proportioned double bedroom.
- Contemporary fitted bathroom.
- Further bedroom with fitted storage
- Bedroom 3 with separate Study area.
- Utility room with stairs to communal vestibule.
- Private garden to front.
- Private, enclosed south-facing garden to rear set over two levels with patio area for outside dining.
- Partial double glazing, gas central heating and gas-fired fire in drawing room
- Ample storage including panelled loft-space above bathroom and bespoke bike storage area with separate entry from vestibule area
- Serviced Burglar Alarm.
- Permit & metered parking.
- Plans in place for potential extension at rear incorporating kitchen/diner and additional bedroom subject to the usual Planning Consents.



## GENERAL DESCRIPTION

A rarely available garden flat set over two levels situated within the highly desirable and much sought after Bruntsfield District of the City. The property is within walking distance of the City Centre, the wonderful open spaces of both Bruntsfield Links and the Meadows and some of City's best schools. This unique property would be suitable for a professional couple or young-family.

COUNCIL TAX BAND - F.  
TRAIN STATION - APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.  
AIRPORT - APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 200 METRES.

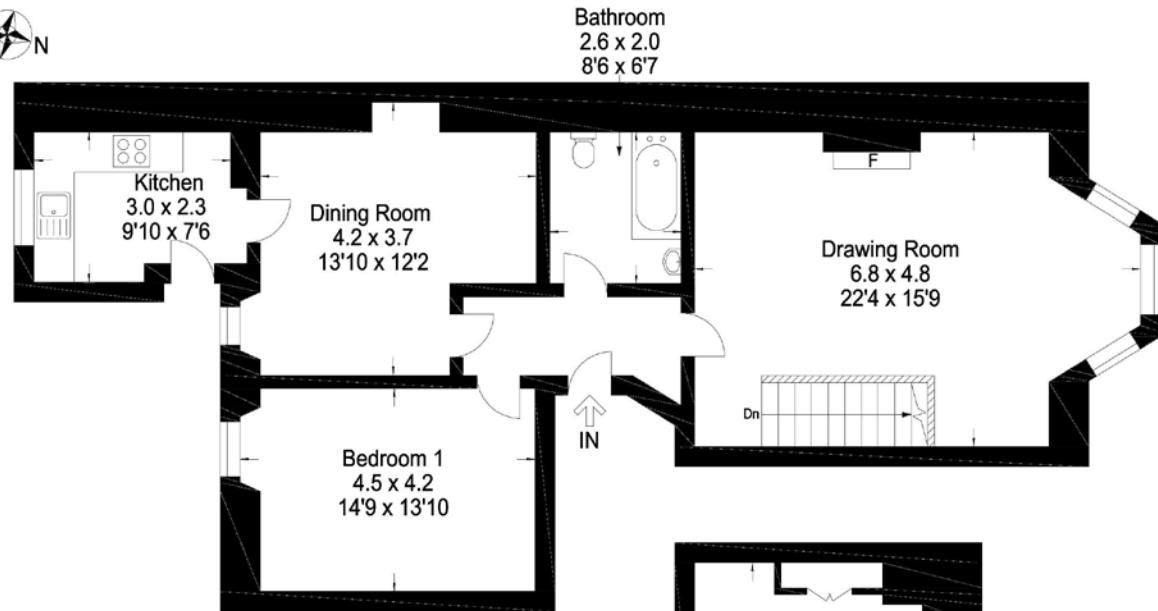
## LOCATION

Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs, situated just south-west of the city centre. Renowned for its cosmopolitan atmosphere and boutique shops it also offers close proximity to the city centre and large green leafy areas. Bruntsfield and neighbouring Morningside boast Edinburgh's best variety of cafés, bars, restaurants, bistros, independent shops, galleries, and boutiques. There is also a luxury cinema, theatres, and various supermarkets including a Waitrose & M&S. Enjoying the outdoors couldn't be easier with the lovely green areas of Bruntsfield Links and The Meadows on your doorstep to enjoy walks and picnics. Bruntsfield is known for its quality of schooling on offer at both primary and secondary level. It is also ideally situated for access to Napier University, the University of Edinburgh and the Edinburgh College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

**EXTRAS:**  
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, DISHWASHER AND AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY CUPBOARD.



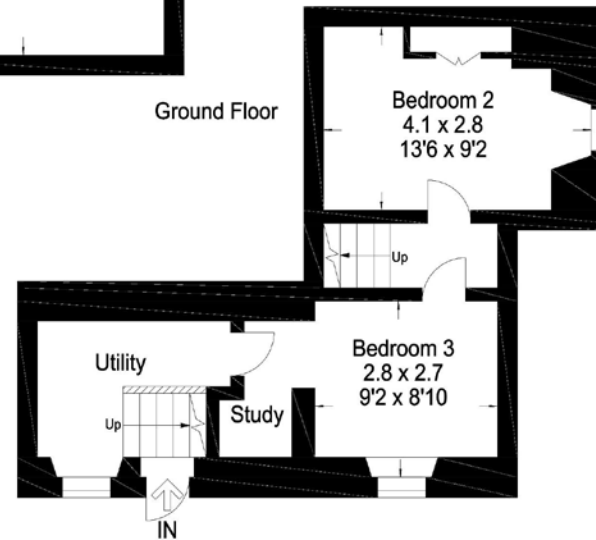




Ground Floor



ENERGY PERFORMANCE  
CERTIFICATE RATING D



Lower Ground Floor

Approx. Gross Internal Floor Area 1274 Sq ft / 118.3 Sq m



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2021

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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.