



10/4 Forbes Road
Bruntsfield, EH10 4ED

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Gas Central Heating
- EPC Rating – C



Forming part of an impressive traditional tenement, this lovely second floor flat is situated within the highly sought-after district of Bruntsfield and retains attractive period features throughout. The property is close to an abundance of excellent amenities, bars, and restaurants and the city centre is accessible by bus or on foot. The accommodation comprises; welcoming entrance hallway with two storage cupboards, generous, south-facing, bay-windowed living room with feature fireplace and ornate corning, large kitchen/dining room, three spacious double bedrooms and modern bathroom with shower over bath. There is a neatly maintained, shared garden to the rear and on-street permit parking in the area. The property has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, dishwasher and lightshades. All included appliances are sold as seen with no warranty provided.

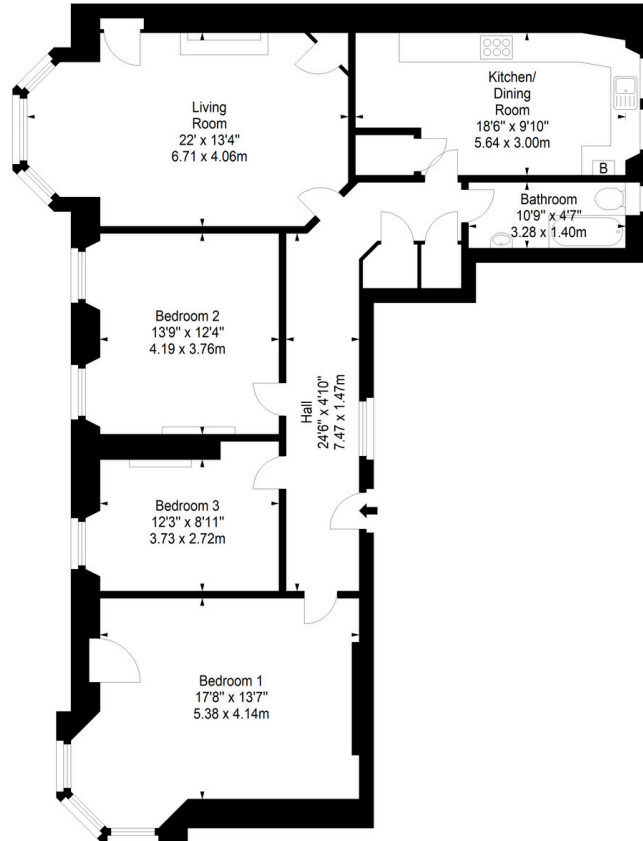




Forbes Road,
Edinburgh,
Midlothian, EH10 4ED



Approx. Gross Internal Area
1307 Sq Ft - 121.42 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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