

Floor 0



Floor 1



Description

Stunning 2-Bedroom Main Door Flat in Iconic
Boroughmuir School Conversion

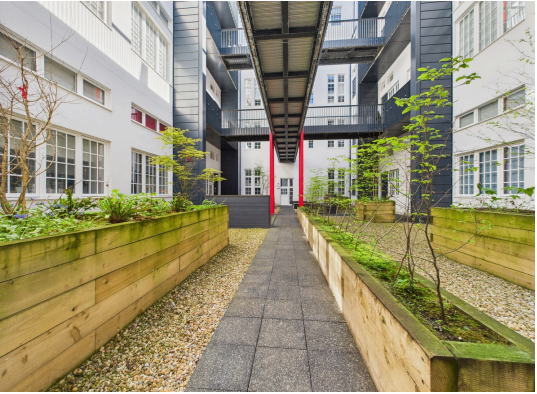
Set within the historic and prestigious Boroughmuir School conversion, completed by Cala, this exceptional two-bedroom main door flat offers a unique blend of contemporary living and classic character. The property is split across two floors, creating a spacious and versatile layout that is both practical and stylish.

As part of this sought-after development, the flat enjoys access to beautifully landscaped communal grounds, with an allocated parking space available, a rare feature in such a central location. Situated in the desirable Bruntsfield area, you'll find an abundance of local amenities, cafes, restaurants, and green spaces just a short walk away, while Edinburgh's city centre is easily accessible.

The property comprises of:

- Entrance hallway
- Open plan lounge/kitchen/diner
- Modern kitchen with integrated appliances
- Abundance of natural light for large windows
- Family bathroom with shower over bath
- Ground floor bedroom with fitted wardrobes
- Primary bedroom situated upstairs with en-suite and dressing area.
- Shared courtyard with main door entry
- Secure entry system
- Allocated parking space

Viewings by appointment please call Gibson Estate Agents on 01506 414568



Location

Bruntsfield is one of Edinburgh's most vibrant and sought-after neighbourhoods, offering a unique blend of bohemian charm and urban convenience. Situated just south of the city centre, this lively area is known for its tree-lined streets, eclectic mix of independent shops, cafes, and restaurants, and its close-knit community feel. The area has a rich cultural history, with beautiful Victorian and Georgian architecture giving the neighbourhood a timeless appeal. Residents enjoy a wonderful selection of local amenities, including quirky boutiques, artisan bakeries, and a variety of eateries serving everything from gourmet coffee to international cuisine. The nearby Bruntsfield Links provides a peaceful green space for walking, picnicking, and outdoor activities, while the famous Meadows park is just a short stroll away, offering even more opportunities for relaxation and recreation. For families, Bruntsfield offers excellent local schooling options, as well as easy access to Edinburgh's best private schools and universities. Its close proximity to the city centre means you're never far from cultural landmarks, theatres, galleries, and shopping districts, but the neighbourhood itself maintains a relaxed, village-like atmosphere that makes it easy to feel at home. With excellent public transport links and a welcoming, dynamic community, Bruntsfield is perfect for young professionals, families, and retirees alike, offering an enviable quality of life in one of Edinburgh's most desirable areas.

