

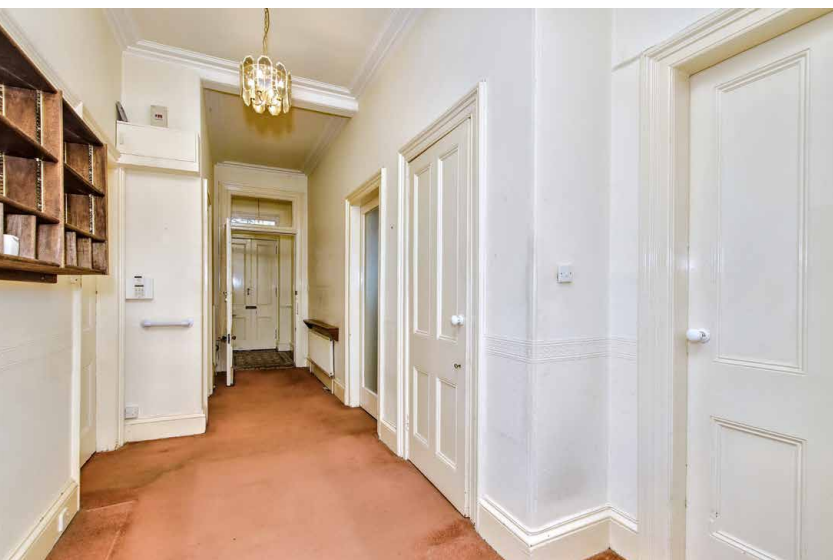


13 Leven Terrace  
Bruntsfield, Edinburgh  
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## Property Summary

Positioned directly beside The Meadows within the Bruntsfield conservation area, this traditional main-door ground-floor flat is a large two-bedroom residence that has a highly sought-after setting in the capital. It boasts spacious rooms with high ceilings and period details, coming complete with excellent storage and private and communal gardens. Although some buyers may find it beneficial to apply cosmetic upgrades, this city residence will be in high demand thanks to its location and generous accommodation.

The home's private front door opens into a traditional vestibule with a tiled floor, flowing through to a central hall with two large storage cupboards. The living room is to the left, boasting an expansive footprint for a wide assortment of comfy furnishings. It is bathed in light too, thanks to twin sash windows with working wooden shutters. The room is framed by a beautiful feature fireplace (set beside a press cupboard) and it has wonderfully intricate cornice work highlighting the height of the ceiling.

## Features

- Traditional ground-floor flat with large rooms
- Set in the Bruntsfield conservation area
- Private main-door entrance
- Traditional vestibule and hall with storage
- Expansive living room with a press cupboard
- Spacious dining kitchen with garden access
- Two large double bedrooms with storage
- 3pc bathroom with an overhead shower
- Private front garden and shared rear garden
- Controlled permit parking (Zone 4)
- Traditional sash-and-case windows
- Gas central heating system







## Spacious rooms with high ceilings and period details

In the dining kitchen, spacious dimensions afford ample room for a table and chairs, set alongside timber-toned cabinets and complementary worktops. It is well appointed and provides direct access to the rear garden. It has additional built-in storage too, and comes with a gas cooker, a fridge/freezer, a dishwasher, and a washing machine.

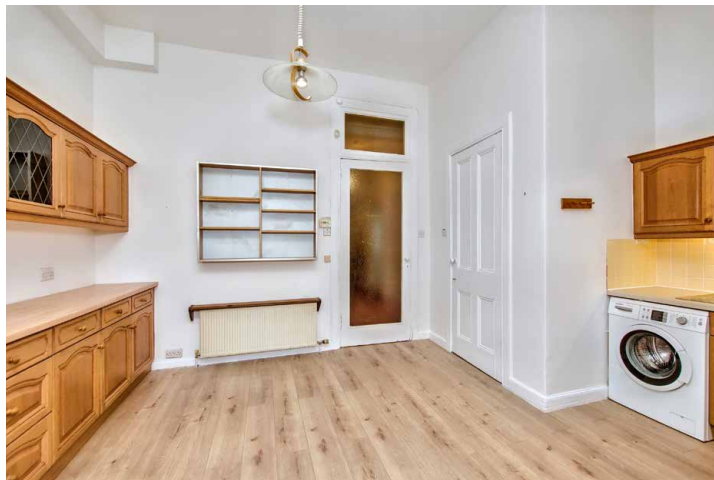








“Spacious dining kitchen  
with garden access”









Set at opposite ends of the home, the two double bedrooms are both impressively large, providing lots of floorspace for various furnishings. The southwest-facing principal bedroom also enjoys a generous walk-in cupboard and a host of period details, including lavish cornice work, a feature fireplace, and a traditional press cupboard. Bedroom two has a press cupboard as well, helping to keep the interiors tidy. Finishing the accommodation is a three-piece bathroom, equipped with an overhead shower. The property has gas central heating and traditional sash-and-case windows.

Outside, homeowners have the benefit of a private front garden and a southwest-facing communal rear garden, laid with a neat lawn that is framed by established planting. Furthermore, the property falls within a controlled permit parking zone (Zone 4), ensuring residents' have priority to park.







“A private front garden and a  
southwest-facing communal  
rear garden”









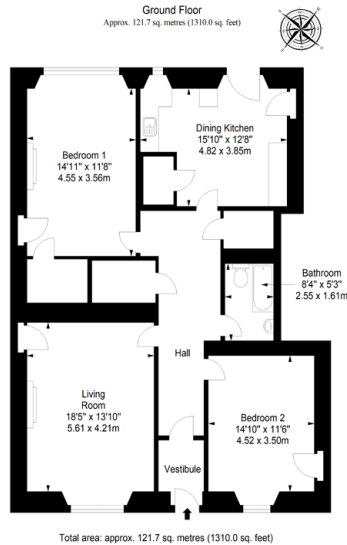


## Bruntsfield, Edinburgh

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 Quatermile. 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.



## Floorplan



EPC Rating - D | Council tax band - E | Home report Value - £525,000

Extras: all fitted floor and window coverings, light fittings, shelving in both bedrooms, a gas cooker, a fridge/freezer, a dishwasher, and a 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.



## Price & Viewings

Please refer to our website  
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