



RALPH HENDRIE LEGAL

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20/9 Bruntsfield Avenue, Edinburgh, EH10 4EW



"Beautiful two bedroom  
traditional top floor flat in  
desirable Bruntsfield"

Offers Over  
£365,000

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Situated on a quiet residential street just off bustling Bruntsfield Place, this two bedroom top(fourth) floor flat offers outstanding proportions in a fantastic location. The property is brimming with lovely period features including stripped wooden floors throughout, intricate cornicing and fireplaces, along with stylish bathroom and kitchen. On the bright top floor landing, the welcoming front door opens into a generous hall, where a neutral décor create a light and airy ambience. Situated at the front of the property, the impressive sitting room is bathed in light from a stunning west-facing bay window, where a contemporary fireplace adds a homely touch. There is scope for various seating configurations, with the bay making the perfect dining space. Next door, is a sleek white kitchen, matched with stylish grey tiled splash back and comes integrated with a dishwasher and fridge/freezer. There are two excellent double bedrooms, one to the front and one to the rear, also at the rear is a luxurious four piece bathroom. The property benefits from gas central heating, double glazing (excluding bathroom) and lovely shared garden.



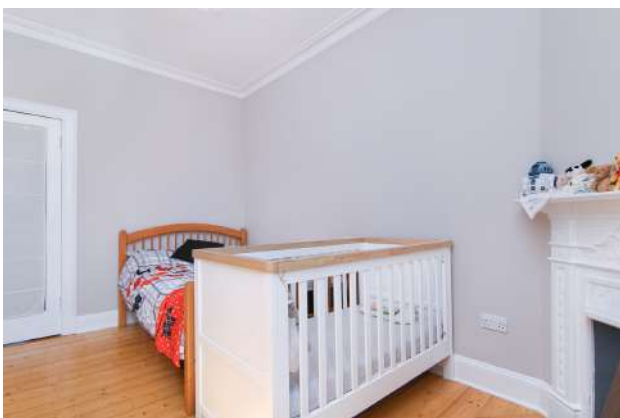
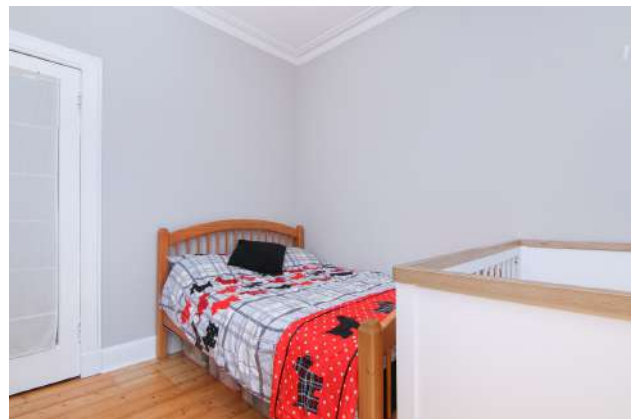
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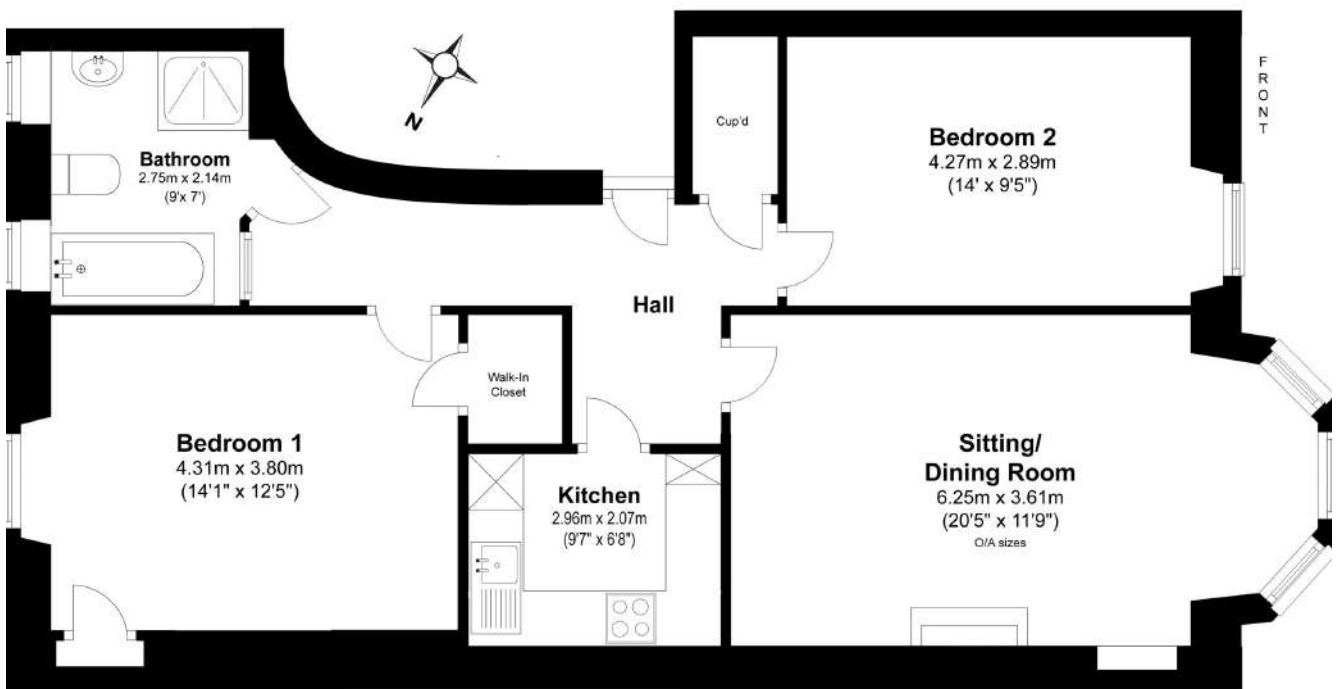
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Bruntsfield has a bustling cafe/bar culture, with independent specialist eateries and shops. The wide open spaces of Bruntsfield Links and the Meadows offer a pitch & putt and tennis with fabulous walks found on the nearby Union Canal. Easy access to all of Edinburgh's entertainment, including theatres, galleries and Edinburgh International and Fringe Festival venues. Excellent schooling is provided both in the public and private sectors with the well regarded Boroughmuir High School, Bruntsfield Primary and the private, George Watsons College. Edinburgh Napier Universities, Merchiston Campus is close by, along with easy access to all the main Edinburgh University campuses. Excellent regular bus routes service the area however everything is easily accessible by foot.



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### Fourth Floor

Approx. 76.4 sq.metres (822.9 sq. feet)



**RALPH HENDRIE LEGAL**

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