



32 Bruntsfield Place
Bruntsfield, Edinburgh, EH10 4ES



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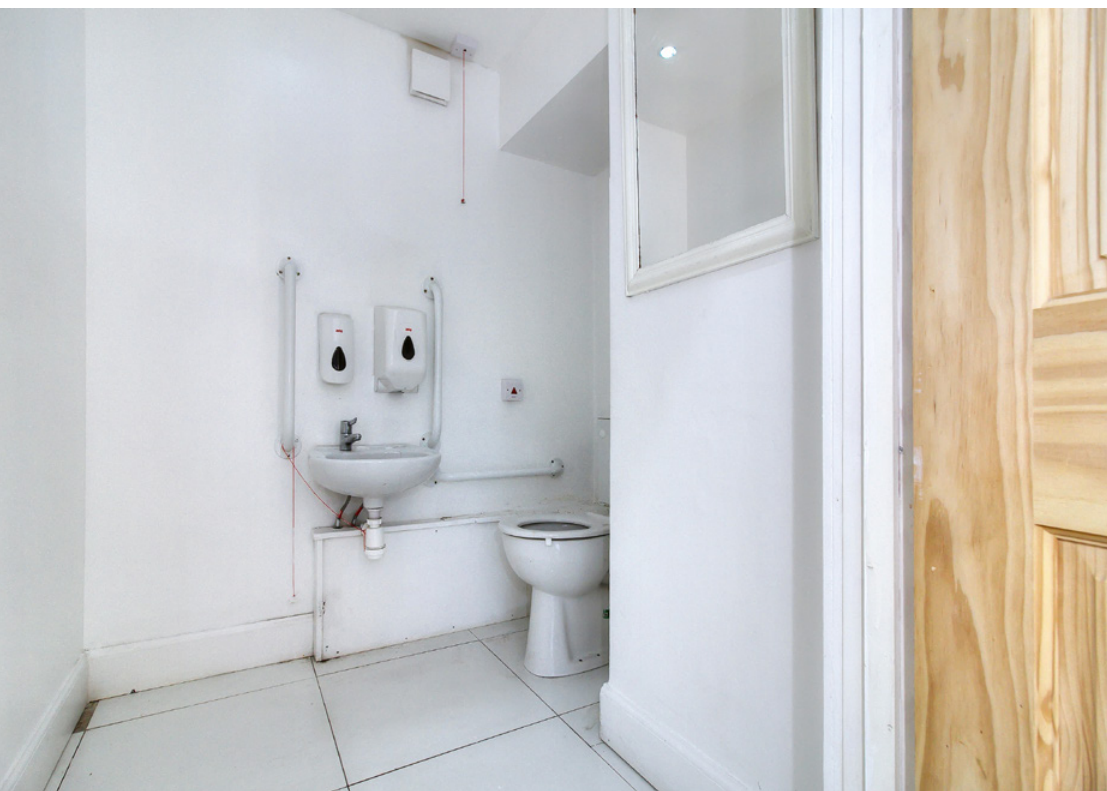


Property Summary

This is a rare opportunity to purchase a commercial premise in much sought-after Bruntsfield. Conveniently set beside Bruntsfield Links, the commercial property is in an area of high footfall, positioned alongside a range of independent retailers. It features a large showroom, which is neutrally decorated to ensure a bright welcome and fronted by an oversized window for displaying wares. It has plenty of space for a wide range of uses; plus, on the lower ground floor, it also enjoys a sizeable office/stock room to suit your needs. Ideal for numerous business opportunities, this is a potentially lucrative prospect in a fantastic location.

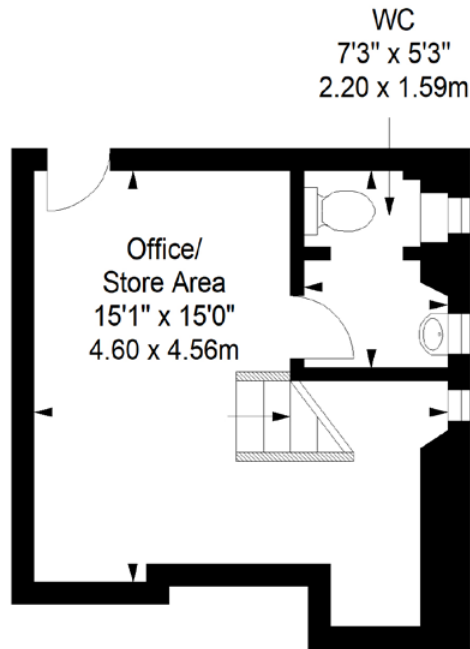
Features

- Rarely available commercial premise
- Perfect for a wide range of businesses
- Part of a handsome traditional building
- In the Bruntsfield conservation area
- Large showroom in immaculate condition
- Lower ground-floor office/store area
- Two conveniently located WCs
- Communal rear garden area

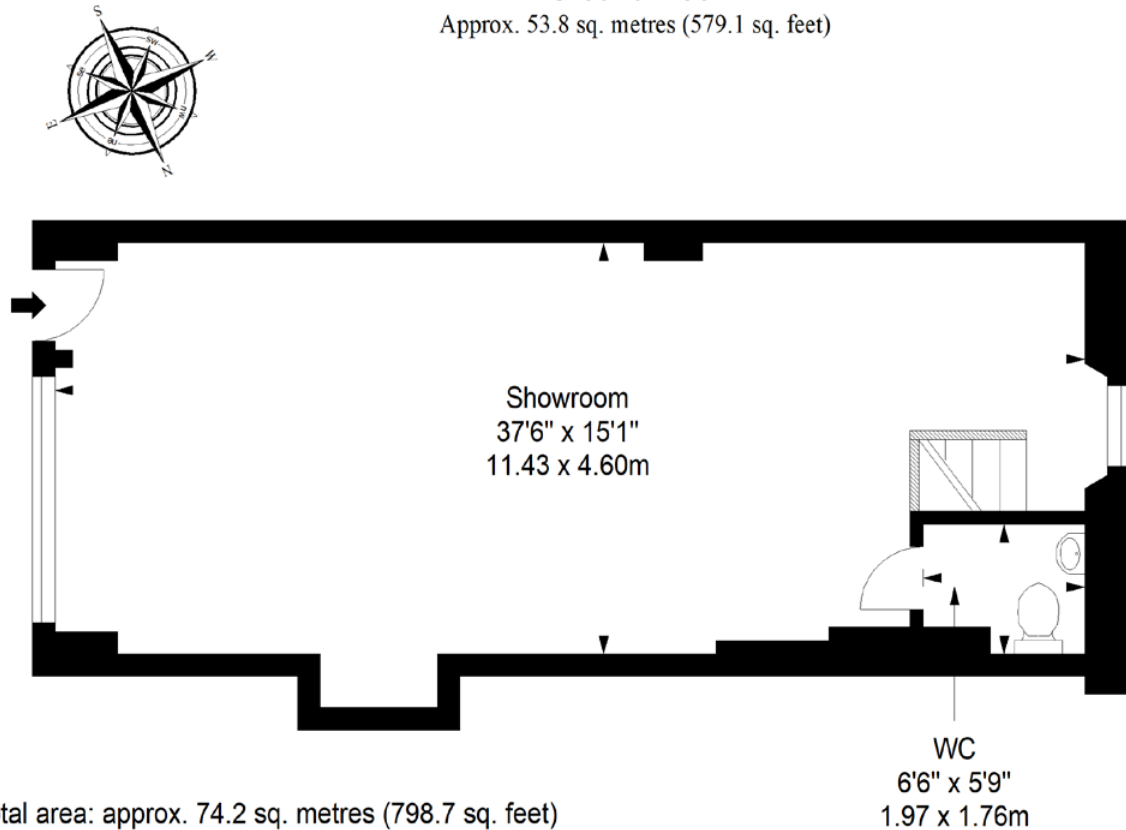


Floorplan

Lower Ground Floor
Approx. 20.4 sq. metres (219.6 sq. feet)



Ground Floor
Approx. 53.8 sq. metres (579.1 sq. feet)



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All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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