










## 142 4F2 Bruntsfield Place

Bruntsfield | Edinburgh | EH10 4ER

A superb opportunity to purchase a traditional top (4th) floor flat in a handsome sandstone tenement, in the heart of desirable Bruntsfield, now requiring modernisation and upgrading. The spacious and flexible accommodation retains period features and benefits from newly fitted double glazing and gas central heating.

-  2 Bedrooms
-  2 Reception Rooms
-  1 Bathroom
-  Shared garden
-  Zoned Parking
-  EPC Rating – C
-  Council Tax Band – E



## Description

This generously proportioned top floor flat is within a well-maintained communal stair, benefitting from a secure entryphone system and shared garden/drying green. At the 4th floor, the front door opens to a generous hallway with useful built in storage space. There is a spacious bay windowed reception room to the front of the property with period features including decorative cornice work, Edinburgh press and fireplace. To the rear is a large kitchen/dining room offering ample space for entertaining with a useful separate utility room/scullery off and large walk-in pantry. There are two superb sized double bedrooms, a bathroom and a boxroom. The layout of the property could easily be altered to create three bedrooms, subject to the usual planning and consents.



## Extras

All fitted floor coverings and light fittings shall be included in the sale together with the built-in hob/oven/hood. The property shall be sold as seen, with no warranties provided.

## Gardens and Parking

The property benefits from access to a well-maintained shared rear garden and drying green. On street permit holder parking is available.

## Viewing

Please contact Neilsons on 0131 625 2222





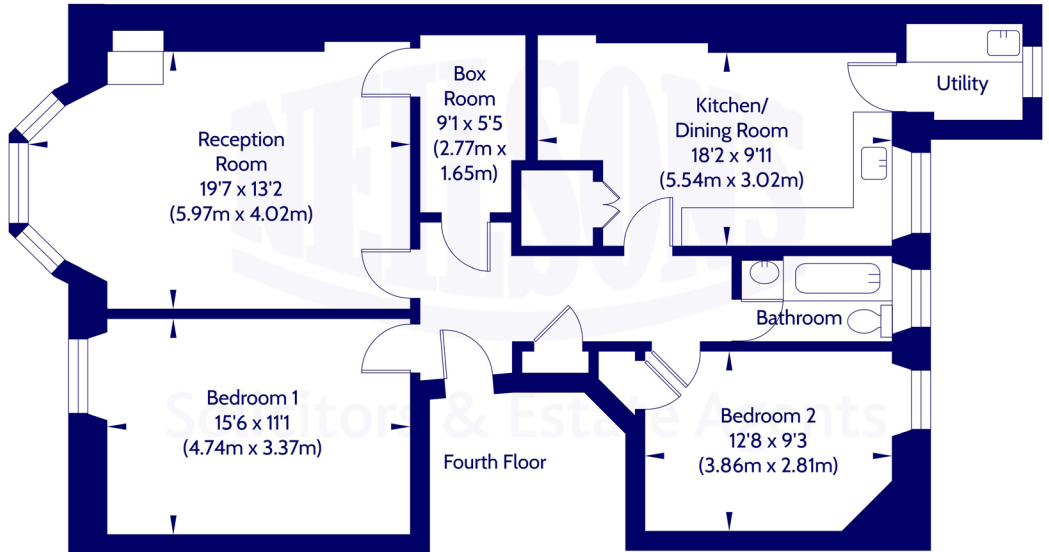
## Location

Ever-popular Bruntsfield, long regarded as one of Edinburgh's most desirable neighbourhoods, lies to the south of the city centre, approximately 1 mile from Princes Street. This thriving and cosmopolitan area offers a wealth of highly regarded independent shops and services along with an excellent choice of cafes, bars and restaurants all within a moments' walk of this flat. Neighbouring Morningside offers further specialist shopping along with Waitrose and M&S supermarkets. The city centre and Edinburgh University are within reasonable walking distance and a wide variety of recreational facilities can be found locally including the wide green spaces of Bruntsfield Links and The Meadows. Highly regarded local schooling is provided from nursery to secondary level. Regular local bus services offer swift access to the city and surrounding areas.





Approx. Gross Internal Floor Area 91.87 Sq M / 989 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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