










Solicitors & Estate Agents



## 25/1 Gillespie Crescent

Bruntsfield | Edinburgh | EH10 4HU

Blending period elegance with modern upgrades, this spacious first-floor flat sits within a striking sandstone crescent in one of Edinburgh's most desirable neighbourhoods. Offered in move-in condition, it has been sympathetically modernised in recent years, and includes sash and case double glazing and gas central heating, while retaining its original charm.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Shared gardens
-  Zoned parking
-  EPC rating – C
-  Council tax band - E



## Description

Extending to over 1,200 sq ft, the property is accessed via a well-maintained communal stair with a secure entry system. The front door opens to a generous hallway, decorated with striking William Morris wallpaper and featuring built-in storage. The impressive bay-windowed reception room boasts an Adam-style fireplace, ornate plaster cornicing, a ceiling rose, and a shelved Edinburgh press. To the rear, the stylish dining kitchen has been refitted with quality shaker-style cabinetry, quartz worktops, and integrated appliances, including a double oven, hob, cooker hood, and slimline dishwasher. A Miele washing machine and USA-style fridge freezer are included in the sale. Solid timber shelving and a walk-in pantry provide additional storage. The three double bedrooms retain working window shutters and original fireplaces. The principal bedroom is positioned to the front, while the two rear bedrooms enjoy views towards Edinburgh Castle. The property also features a bathroom with a white three-piece suite, vanity storage, and a drench shower over the bath, as well as a separate shower room with a drench shower, white suite, and further vanity storage.





## Extras

The aforementioned kitchen appliances, all fitted carpets and floor coverings, light fittings, curtains and curtain poles are to be included in the sale.

## Gardens and Parking

A well-maintained communal garden/drying green is located to the rear of the property. It is predominantly laid to lawn with mature flower and shrub borders and clothes drying posts. There is ample residents parking bays on street to the front of the property, with parking permits available to purchase from the City of Edinburgh Council.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

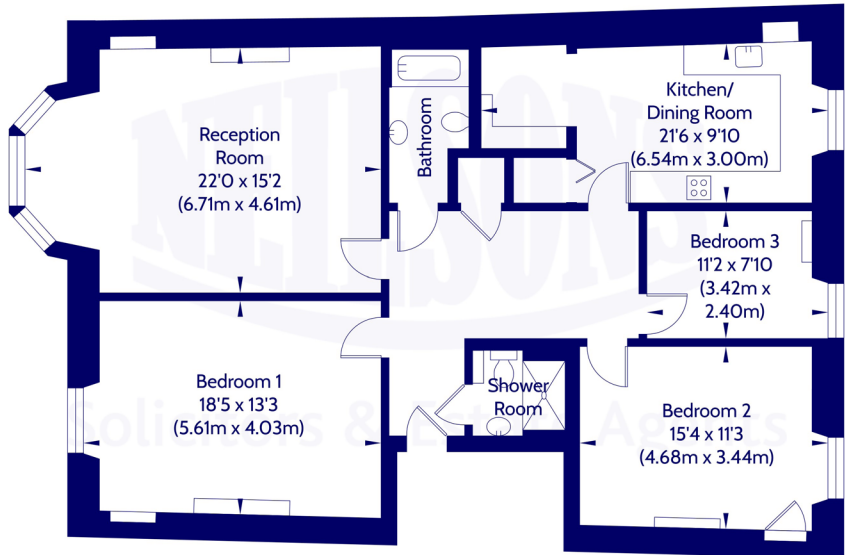
Gillespie Crescent enjoys a prime location in Bruntsfield, one of South Edinburgh's most desirable districts. Within easy walking distance of the city centre, Edinburgh University, and the expansive green spaces of Bruntsfield Links and The Meadows, it also benefits from a wealth of independent shops, cafés, bars, and restaurants nearby. Regular bus services provide swift access across the city and beyond.

The property falls within the catchment for highly regarded Bruntsfield Primary and Boroughmuir High School, with leading independent schools such as George Watson's College and George Heriot's also within walking distance. Leisure and cultural attractions are close at hand, including The King's Theatre (set to reopen next year after extensive redevelopment), the Cameo and Odeon cinemas, and the Fountainpark complex, which offers a gym, multi-screen cinema, bowling, indoor golf, and a range of dining options.





Approx. Gross Internal Floor Area 119.75 Sq M / 1289 Sq Ft.



First Floor

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.



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