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Offers Over

**£520,000**

## 69B Leamington Terrace

Bruntsfield | Edinburgh | EH10 4JT

This impressive, attractive main door garden flat with sizeable private gardens, is rarely available on the market and is pleasantly situated within the heart of Bruntsfield, close to excellent transport links and amenities. The property would make an ideal purchase for the professionals or young families looking for a central location with private outside space and internal viewing is highly recommended.

-  2 Bedrooms
-  3 Public Rooms
-  2 Bathrooms
-  Permit/metered parking
-  Private garden to front and rear
-  EPC Rating – C
-  Council Tax Band - E



## Description

In brief the accommodation comprises; entrance vestibule leading to welcoming entrance hallway with two useful built-in storage cupboards, generously proportioned and bright bay-windowed sitting room, stylish fitted kitchen/ dining with utility cupboard located off and French doors providing access to the light and airy conservatory which in turn provides direct access to the secluded private garden, fantastic sized principal bedroom with fitted wardrobes and French doors providing direct access to the rear, second well proportioned bedroom, bathroom with sizeable corner jacuzzi bath and separate shower room with shower cubicle. Further benefits include gas central heating and outbuildings providing external storage to rear which offers excellent potential subject to the relevant planning consents.



## Extras

All fitted floor coverings will be included in the sale together with the appliances in the kitchen.

## Gardens & Parking

A real feature of this property is the fantastic, secluded, walled sizeable private garden to the rear which offers a high degree of privacy and the ideal space to enjoy outside dining/relaxing. There is a further section of private garden ground located to the front and permit/metered parking can be found to the front and surrounding area.

## Viewing

Please contact Neilsons on 0131 625 2222.







## Location

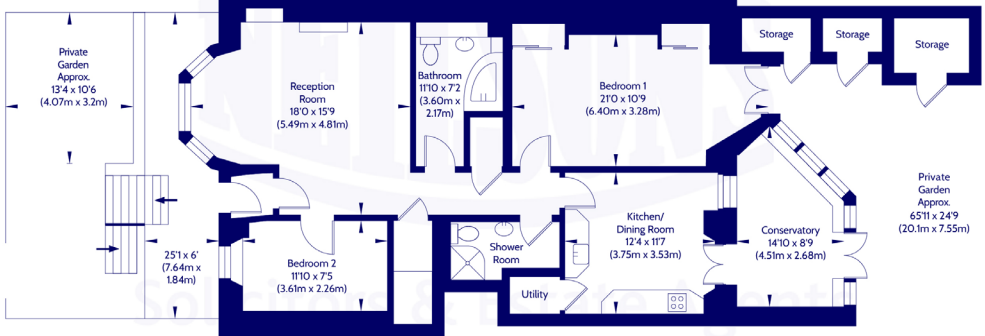
The property is situated in the heart of Bruntsfield, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the city, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Meadows are also within walking distance and the property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.





Approx. Gross Internal Floor Area 102.26 Sq M / 1101 Sq Ft.

### Lower Ground 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.



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



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