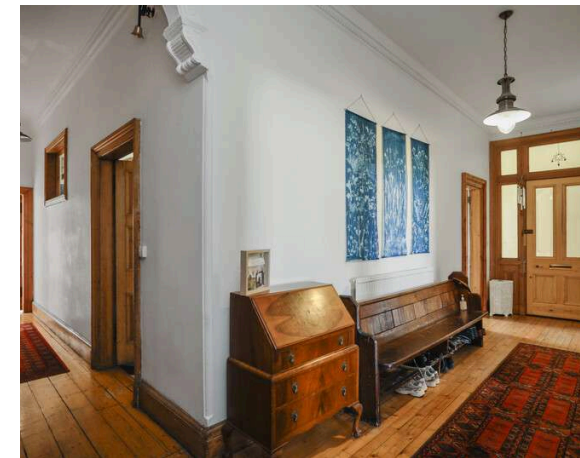




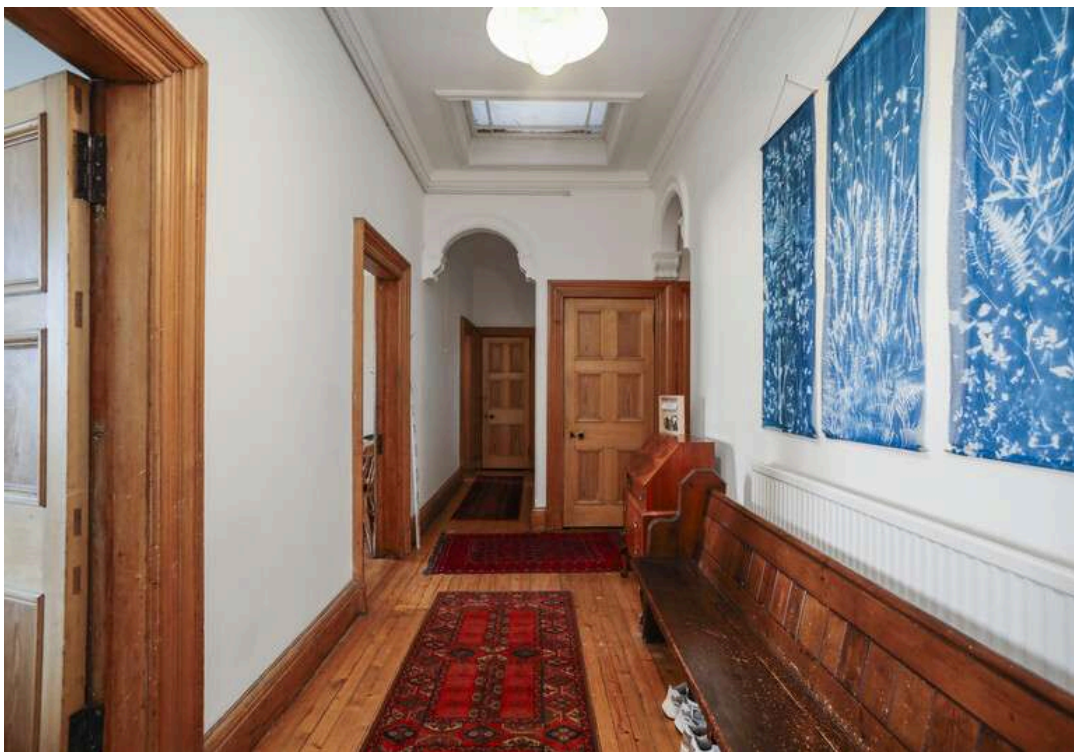
187 (4f2) Flat 8, Bruntsfield Place, Edinburgh, EH10 4DQ

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

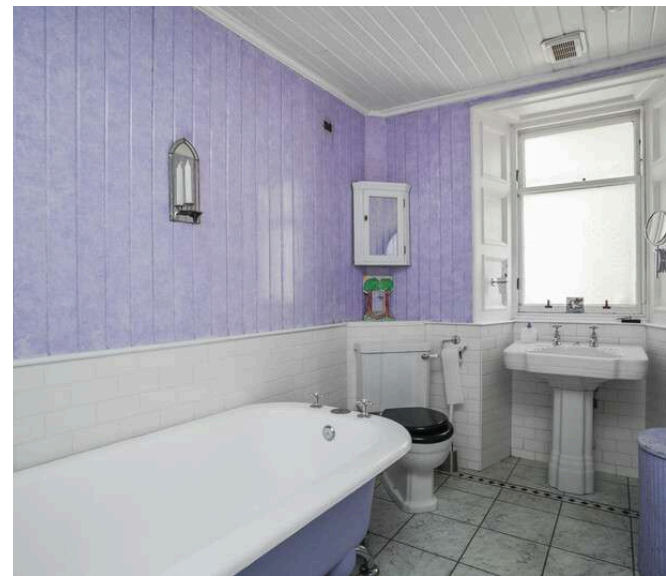
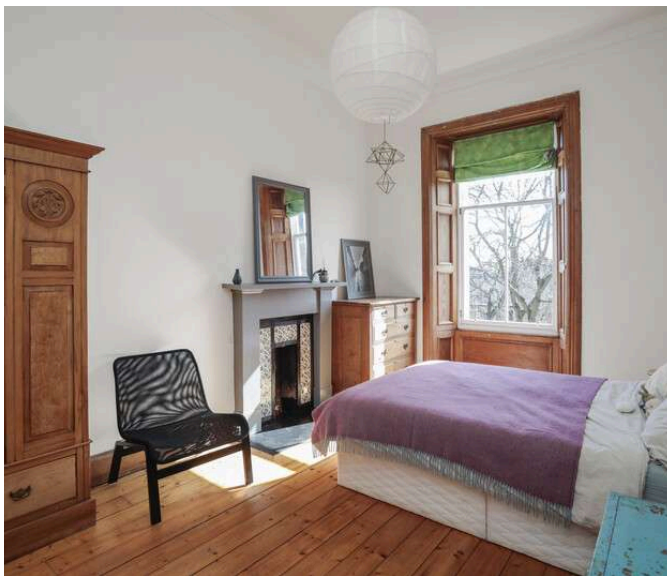


Welcome to Bruntsfield Place, this impressive, generously proportioned four/five bedroom property offers bright, spacious and flexible accommodation retaining many period features. The property forms part of a traditional tenement building with a secure entry system, conveniently located in the sought-after Bruntsfield area of Edinburgh, close to an abundance of local amenities along with highly regarded schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Welcoming reception hallway with excellent storage facilities.
- Handsome living/dining room front facing with twin windows, feature fireplace with an open fire, intricate corniced ceiling, storage cupboard and bookcases.
- Kitchen/breakfast room equipped with a range of wall and base units with all white goods included.
- Front facing reception room or bedroom, fireplace with an open fire, Edinburgh press, corniced ceiling.
- Guest double bedroom or home office, front facing, fireplace, all units included.







### Property description

- Rear facing double bedroom with a feature fireplace.
- Double bedroom rear facing with a feature fireplace.
- Double bedroom rear facing, feature fireplace with lovely views to Blackford Hill.
- Bathroom comprising WC, wash hand basin, Victorian roll top bath.
- Second bathroom comprising WC, wash hand basin, bath with shower over, ladder radiator.
- Gas central heating.
- Sash and case windows
- Communal garden to the rear.





## Location

The property is located in the highly regarded Bruntsfield area of Edinburgh, 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, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Meadows are also within easy reach. 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. The City By-Pass and main motorway networks are also close by.

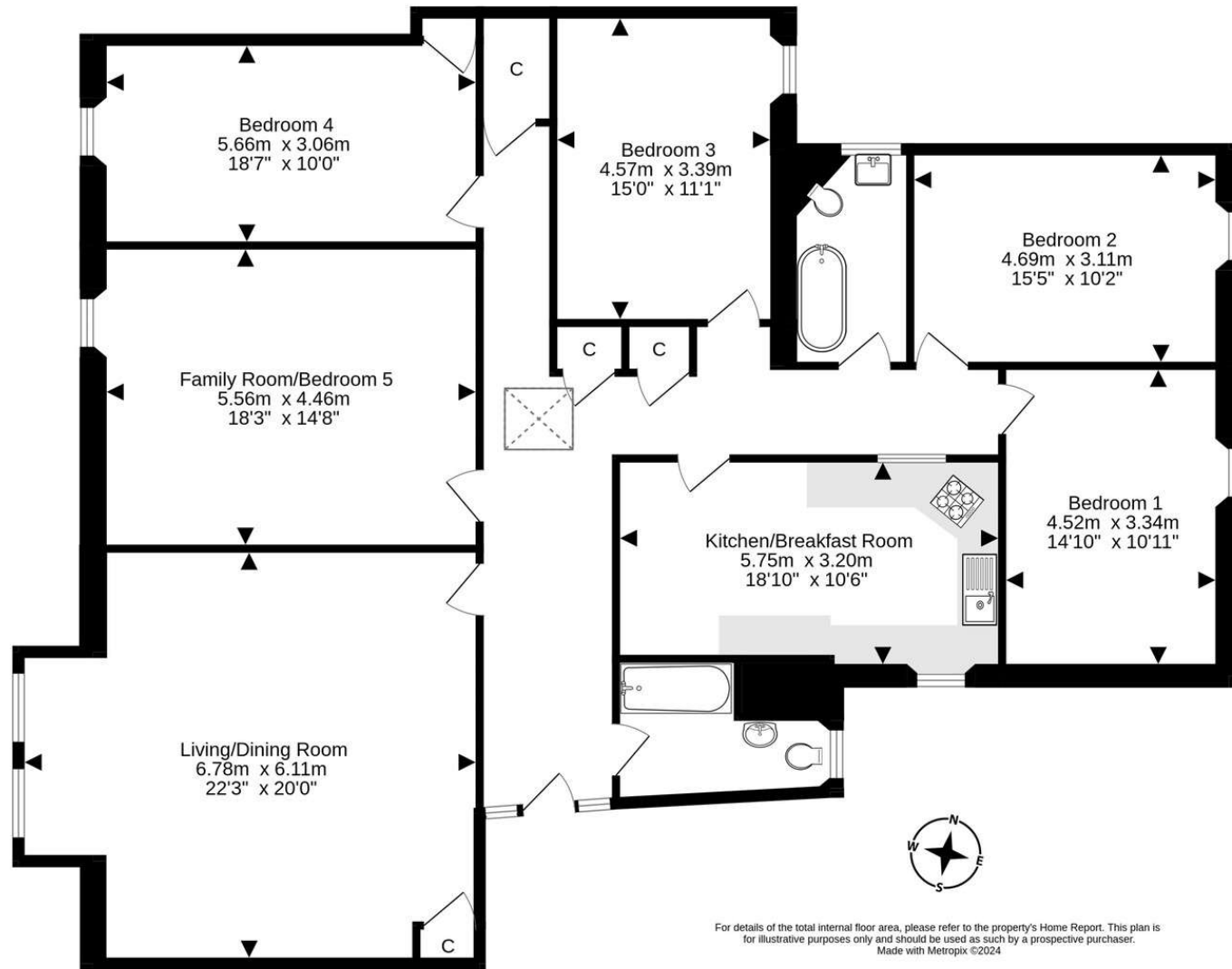
## Extras

Included in the sale are the white goods in the kitchen, units in the home office, fitted bookcases, mirrors, blinds, kitchen pulley and light fittings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

