



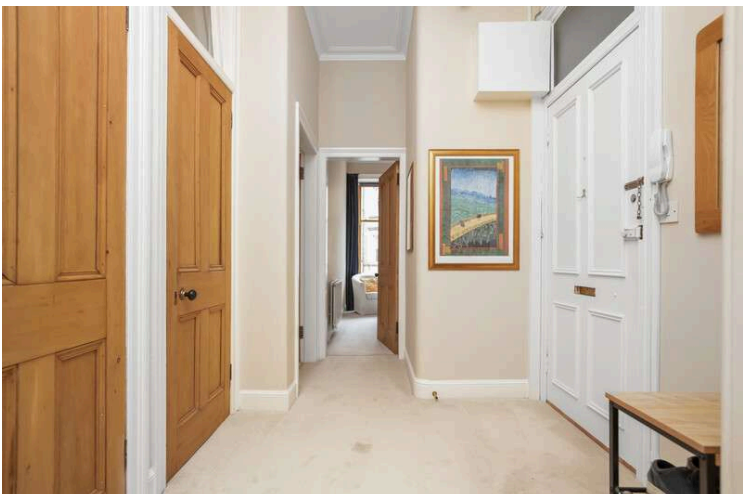
35 1f1, Bruntsfield Gardens, Edinburgh, EH10 4DY

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Forming part of a traditional Victorian tenement this impressive and immaculately presented first floor flat is located in the highly sought after residential area of Bruntsfield. The property, which has been upgraded throughout to a high standard including refurbished windows and tasteful decor, retains many features such as ornate cornicing and beautiful fireplaces. The accommodation briefly comprises a spacious welcoming entrance hall; stunning lounge with feature fire place; two generous double bedrooms and a boxroom; well equipped kitchen with space for dining table and chairs and a useful separate utility area; refurbished shower room with window giving natural light. Throughout the property there is an enviable amount of storage and it further benefits from gas central heating and new sash and case double glazing. Externally there is a well maintained communal rear garden and permit parking available.

- Stunning traditional 1st floor flat with dual aspect
- Quietly positioned within a desirable area
- Beautiful period features throughout including fireplaces & cornices
- Two generous double bedrooms and box room
- Fantastic kitchen/dining with sep utility area
- New sash & case DG windows & GCH
- Perfect location for private & public schooling



Location

Bruntsfield is a prime residential area situated approximately 1.5 miles to the south of the City Centre and is surrounded by the exclusive areas of Merchiston, Marchmont and Morningside. Local shops cater for everyday needs with a large choice of supermarkets all within proximity. For recreational activities, the green open spaces of the Bruntsfield Links & the Meadows, Harrison Park and the Union Canal, as well as Craiglockhart Sports Centre, Craiglockhart Hill, Blackford Hill and Hermitage of Braid a short drive or bus journey away. Fountain Park Leisure complex with Nuffield, bowling alley, multiplex cinema, bars, and restaurants. Catchment schools are the well-regarded Bruntsfield Primary and Boroughmuir High School. Private schooling is nearby including George Watson's College and George Heriots School, as are Napier University and Edinburgh University campuses. Regular buses run to and from the City Centre and to surrounding areas, and the City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing.

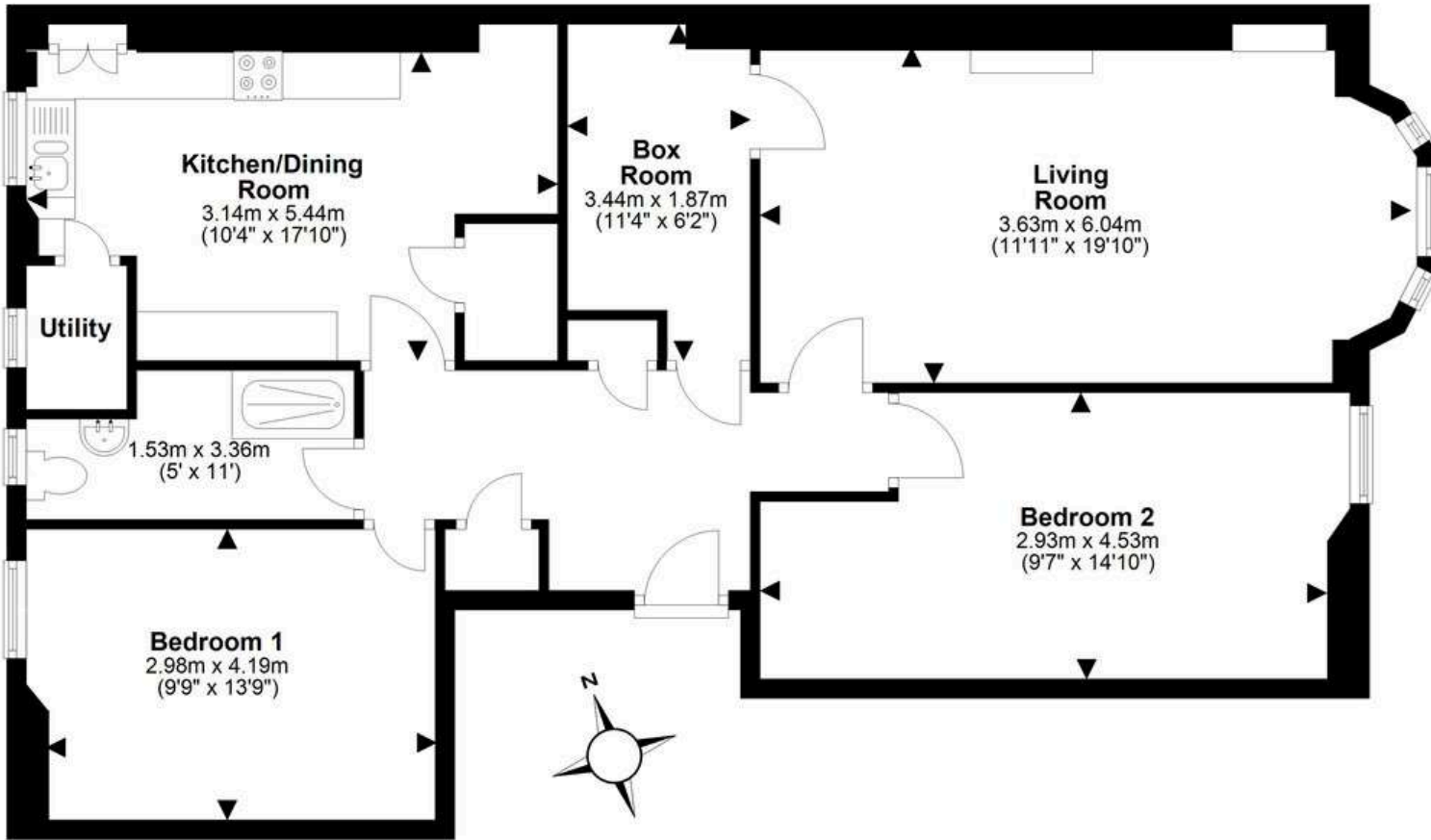
Extras

Included in the sale are light fittings and widow coverings. The fridge, freezer, dishwasher and washer/dryer can be by separate negotiation.

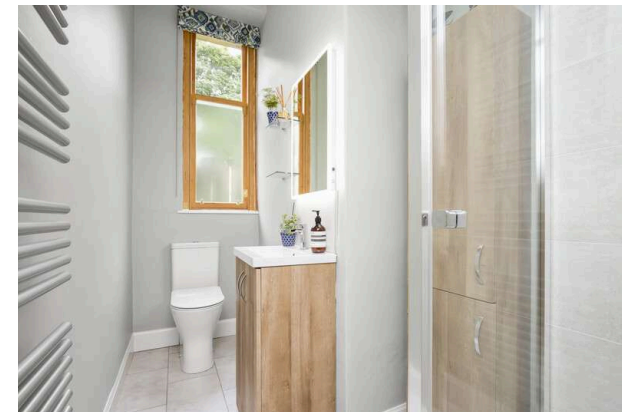
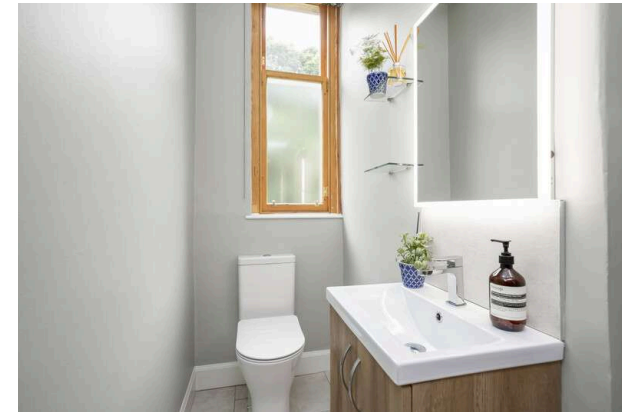
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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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.

