





Welcome

Welcome to 54B Bruntsfield Place - this charming garden flat is set within a substantial "B" listed town house offers well-proportioned accommodation and has its own private side entrance. The property is Ideally located in the sought-after Bruntsfield area of Edinburgh close to an abundance of local amenities, schooling and swift transport links. Given how rarely available this type of property is, we would recommend an early viewing.

- Entrance to the flat is from the side of the property and although there are no allocated gardens with the flat, there are lovely views over the well maintained rear gardens
- Spacious lounge which accommodates lounge and dining furniture comfortably, there is a wc situated just off the lounge, laminate flooring and fireplace giving a focal point to the room.
- Well equipped galley kitchen with a good range of wall and base units, integrated electric oven, gas hob and space for washing machine, ample worktop space finished off by attractive tiling. Situated off the kitchen is a useful utility area.
- There are two bedrooms : - Bedroom 1 benefits from twin storage cupboards. Bedroom 2 is of single proportions and makes an ideal guest room or home office/study.
- Modern Shower room with walk in cubicle, wc and wash hand basin. Shower board to all walls, extractor fan and spot light.
- The property benefits from gas central heating which has been maintained regularly and a new combi boiler installed March 2024.
- Private garage





Bruntsfield

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 banking and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Bruntsfield Links and 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 window coverings, light fittings, washing machine, tumble drier and other items of furniture should the buyer wish.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

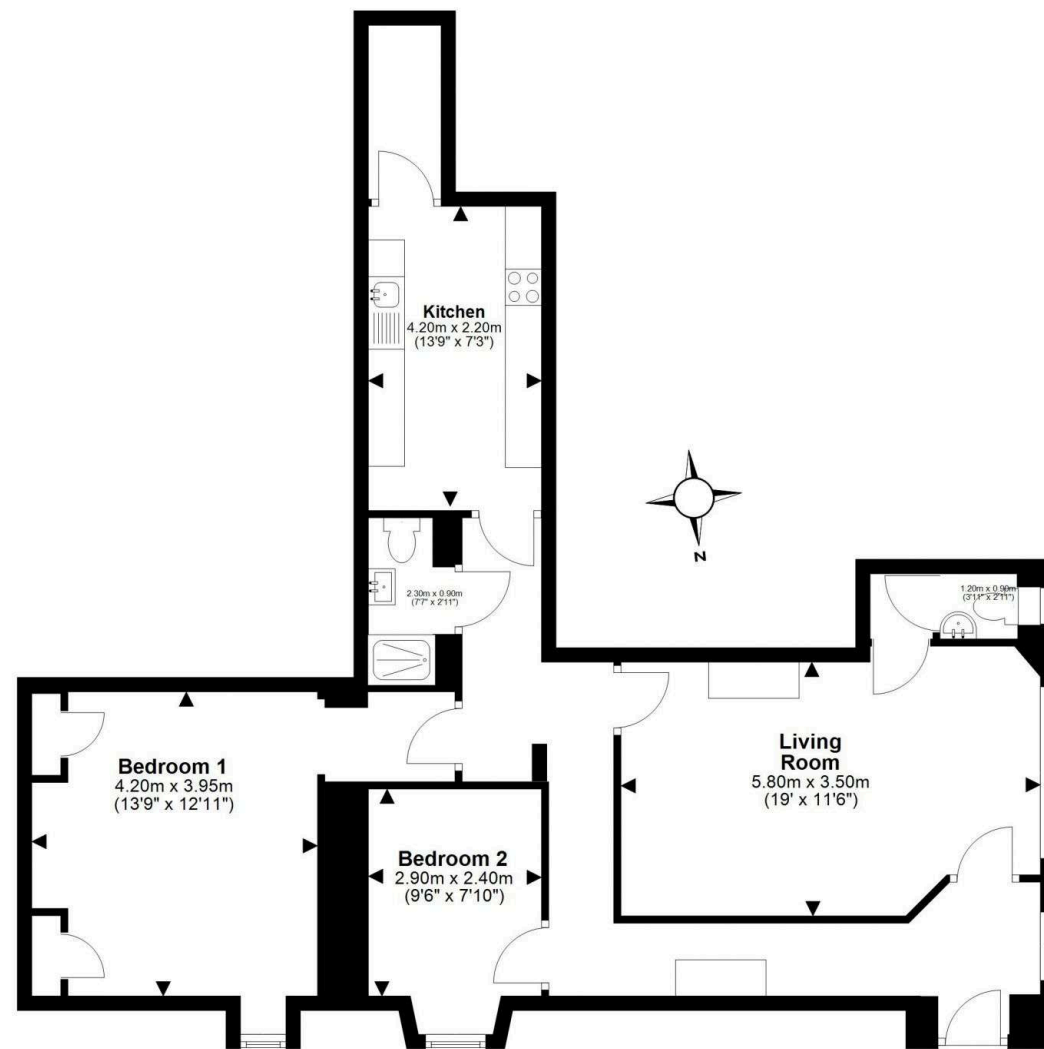
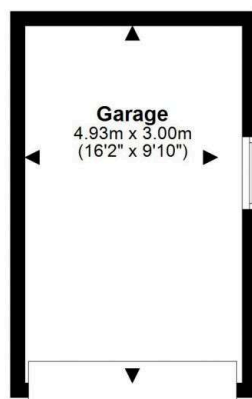
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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