





Welcome

Welcome to Bruntsfield Place, this charming two bedroom, second floor flat forming part of a traditional tenement building retaining many period features offers bright and spacious accommodation. The property is conveniently located in the heart of Bruntsfield, one of Edinburgh's most sought-after neighbourhoods, close to an abundance of local amenities, specialised shops and cafes, highly regarded schooling and swift transport links. The property features two well-proportioned double bedrooms, a versatile box room ideal for a home office or additional storage, and a spacious living room with period features such as high ceilings, ornate cornicing, and large sash windows that allow for lots of natural light, boasting views of Bruntsfield's Holy Corner. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing bright and spacious living room.
- Dining kitchen.
- Two double bedrooms.
- Box room.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Sash and case windows.
- Attractive rear shared garden with a drying green.
- Secure entry system.
- Residents permit and metered parking [available](#).





Bruntsfield

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and an M&S Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for schools in both the state and private sector, as well as for both Edinburgh and Napier Universities. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh City Centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.

Agent Notes

The integrated kitchen appliances, blinds and fitted floor coverings are included. The block is factored by Trinity factors with an approximate annual cost of £310 not including buildings insurance. Further details can be found on the factor's website. This information is correct at the time of publication however it is advisable to check once an offer has been accepted.

Get in touch

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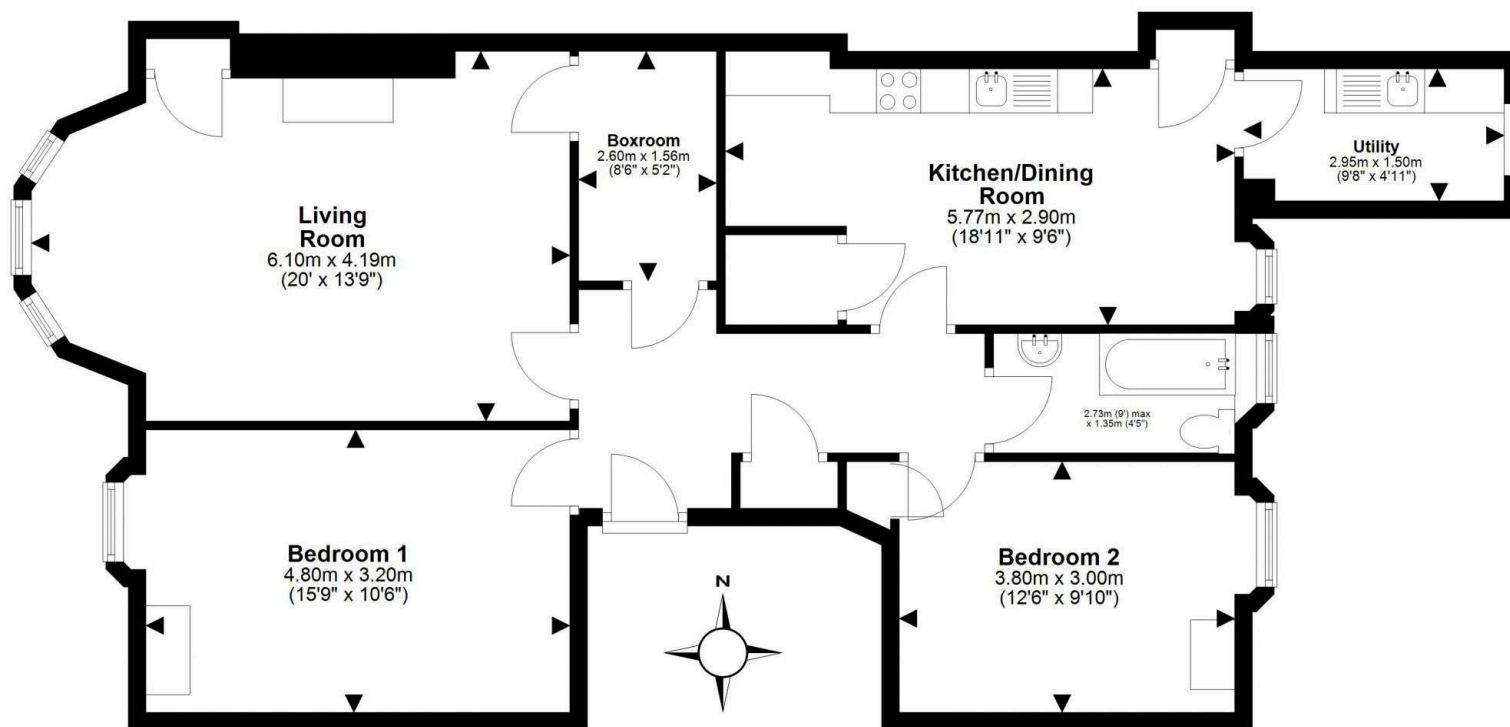
Bruntsfield Office:

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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.