





Welcome

Welcome to Bruntsfield Place, McDougall McQueen are delighted to present to the market this generously proportioned two bedroom first floor flat offering 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. This property presents an excellent opportunity to the first time buyer, those looking to downsize, small families and investors alike. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway
- Box room
- Front facing living room featuring a bay window and feature fireplace
- Dining kitchen set to the rear with utility off
- Two bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Sash and case windows
- Gas central heating
- Shared rear garden
- Permit and metered parking available





Bruntsfield

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

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



Get in touch

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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.

