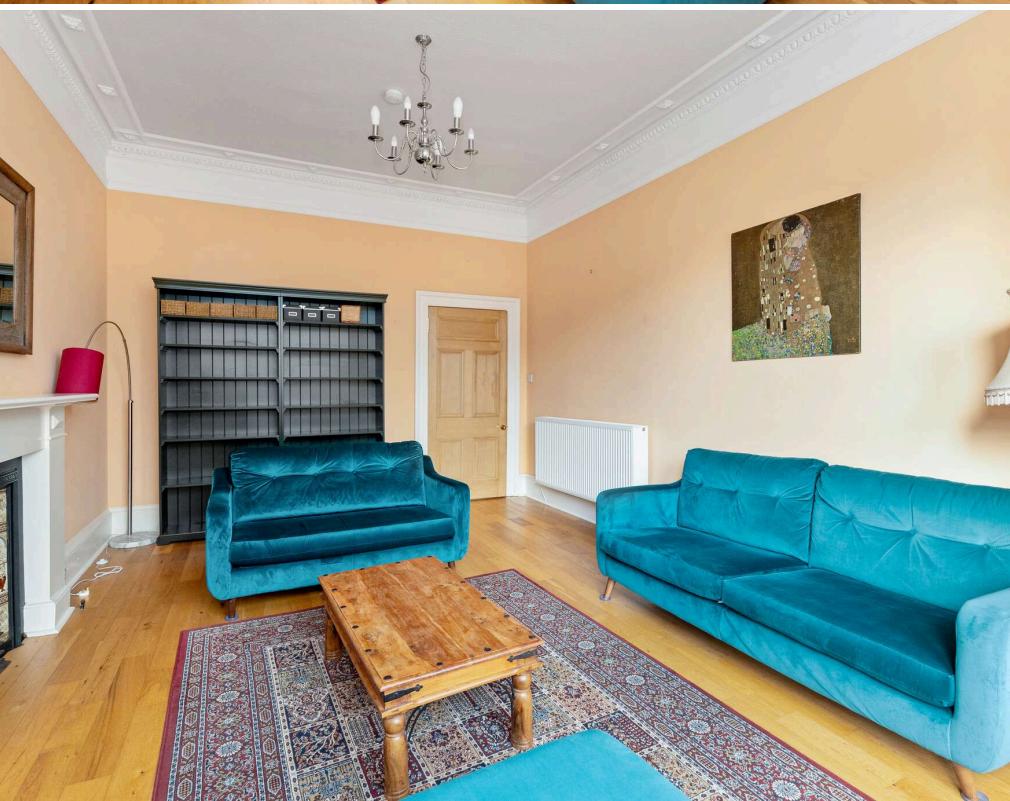




32/2 Forbes Road, Edinburgh, EH10 4ED

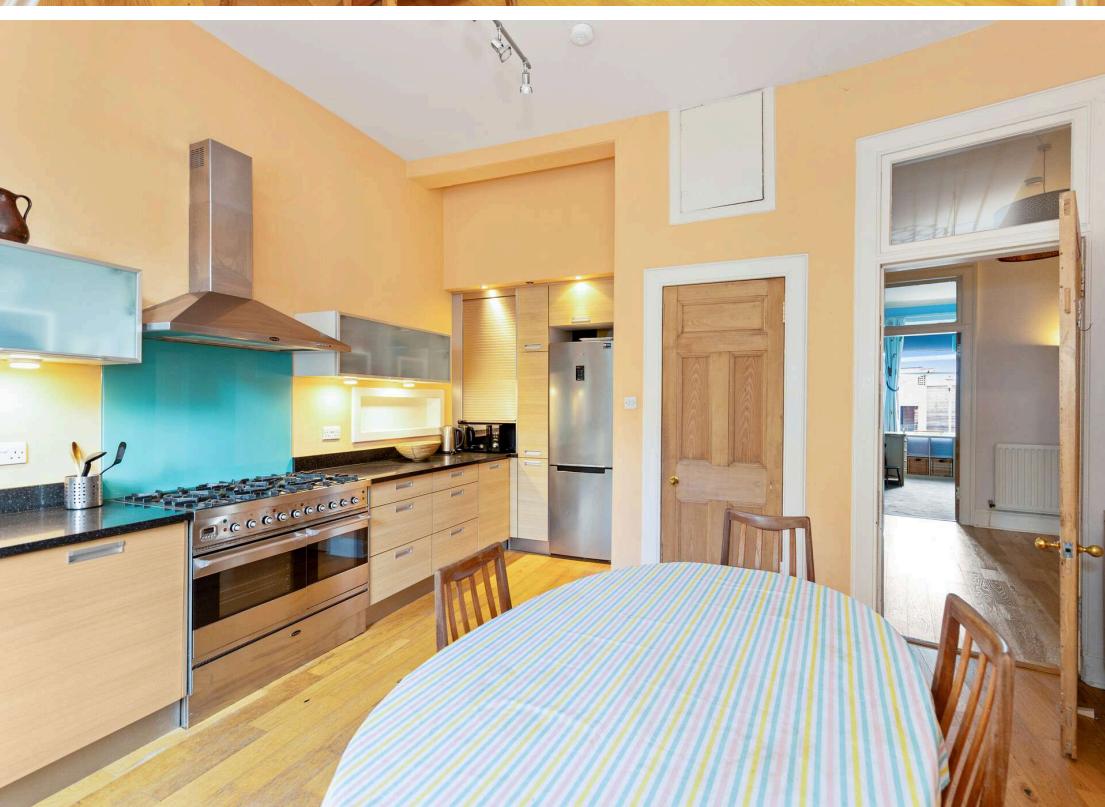


Welcome

Welcome to Forbes Road, this well-proportioned three-bedroom, first floor flat forms part of a traditional tenement building with a secure entry system and communal rear gardens. Located within the highly regarded Bruntsfield area of Edinburgh, known for its elegant architecture, green spaces, and vibrant local community, excellent shops, cafés, and restaurants are within easy reach, along with superb public transport links providing swift access to the city centre, universities, and surrounding areas. This property will reach out to many looking for a convenient location, from first time buyers to families and investors alike. Presented to the market in good order throughout, we would recommend an early viewing.

Features

- Welcoming hallway
- Front facing, handsome living room
- Dining kitchen with a range of wall and base units along with integrated appliances and ample work surfaces
- Three double bedrooms
- Box room
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Sash and case windows
- Permit and metered parking available
- Secure entry system
- Communal garden to the rear





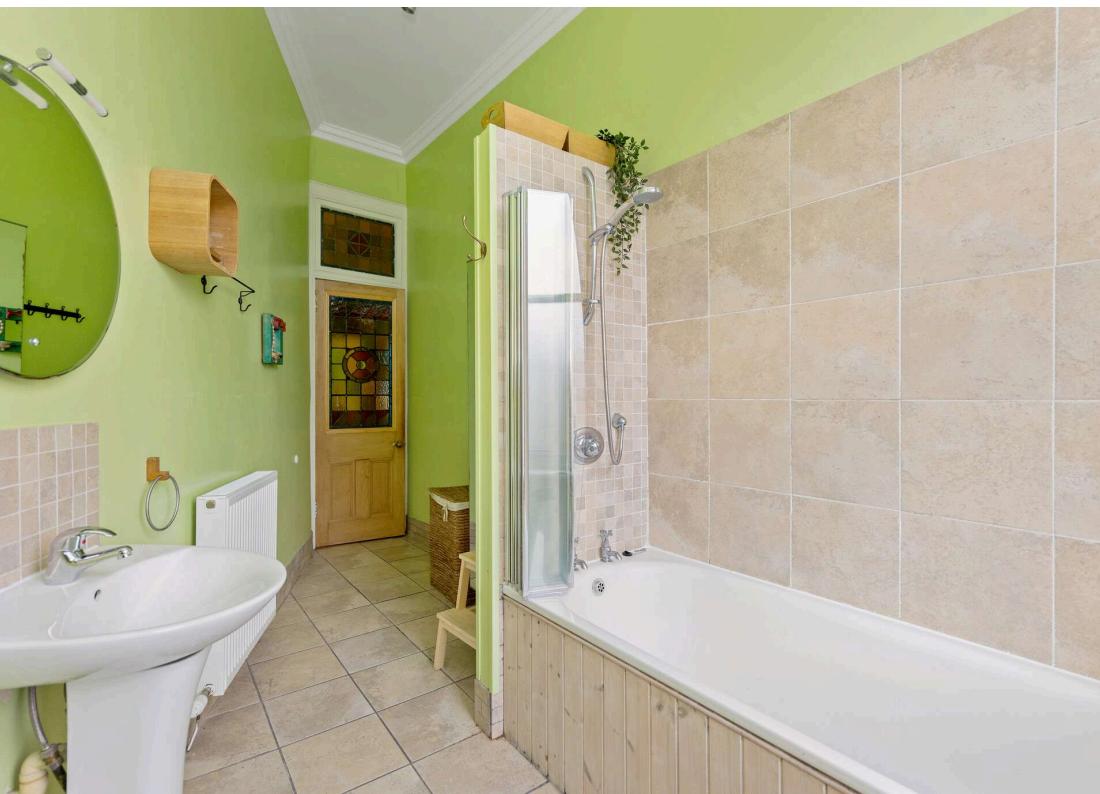
Bruntsfield

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after areas. Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several art house cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Bruntsfield offers highly regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

Extras

Floor coverings, light fittings, blinds where fitted, integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.





Get in touch

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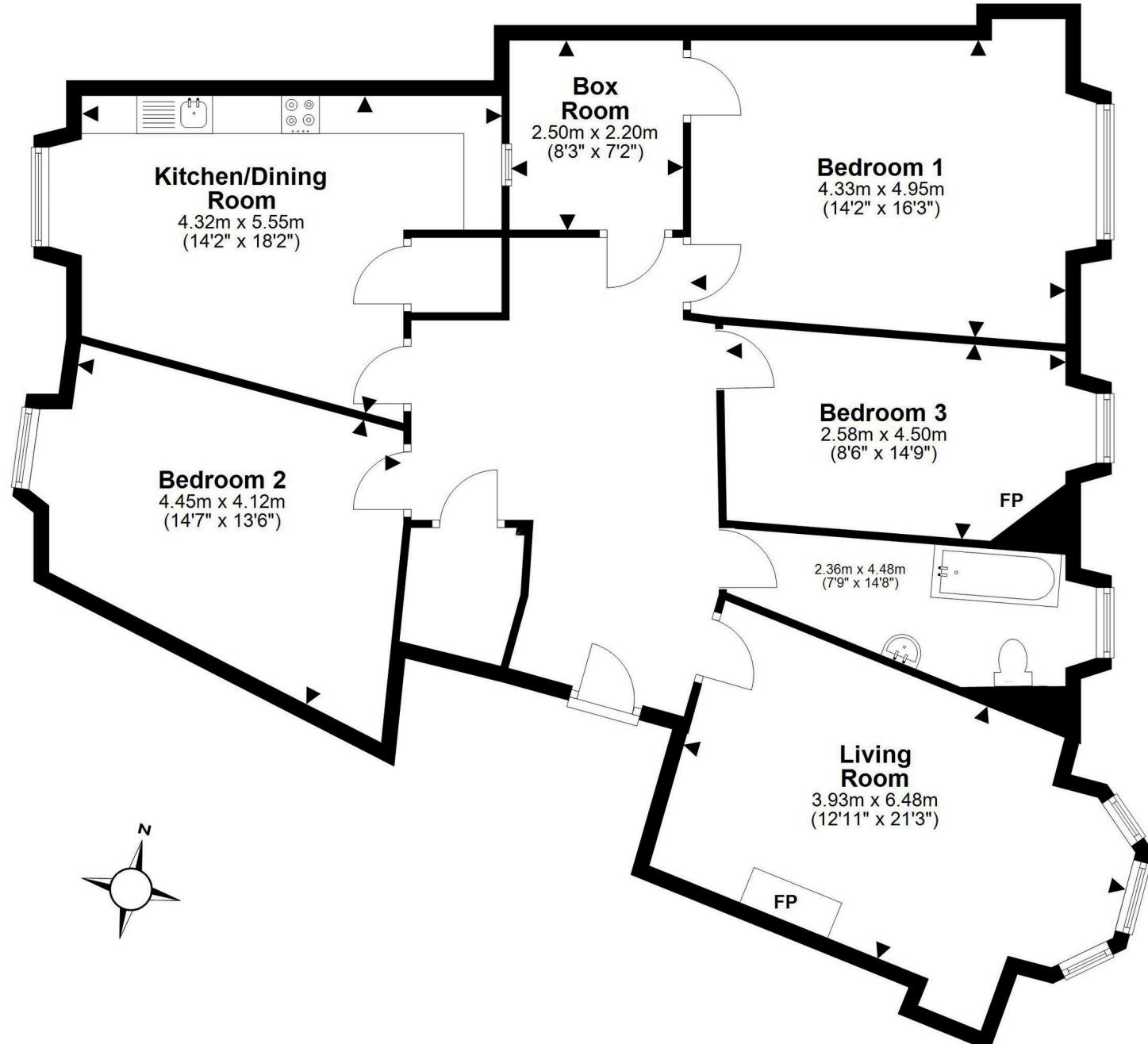
 0131 240 3818

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.