



Location

This ground floor and basement flat is located in Bruntsfield, one Edinburgh's most sought-after residential areas.

It is served by a wide range of local amenities and together with neighbouring Morningside, there are a fantastic selection of shops including Waitrose and M&S Food hall as well as artisan coffee shops, bistros, restaurants, bars and traditional pubs. Arthouse cinemas, theatres and galleries are close by and the City Centre is within walking distance.

On your doorstep are the open spaces of Bruntsfield Links and The Meadows with pitch and putt and tennis courts and a short distance away is the Warrender Swim Centre.

It is ideally located for easy access to the University of Edinburgh, Edinburgh College of Art and Napier University, and is served by excellent public transport links travelling across the city and beyond. There is also easy access to Edinburgh City Bypass, the M8/M9 motorway network and Edinburgh Airport.

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Living room

Hallway leading to basement level with storage cupboards and shelves

Shower room with shower, WC and wash basin

Kitchen with built in hob and oven, fridge, washing machine: these items are believed to be in good working order though their condition is not warranted

Bedroom with built in storage

Key features

Main door flat

Sought after area

Central location

Abundance of local amenities

Ideal first time buy or investment opportunity



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
45m²