





## Light and spacious

### One bedroom, top floor, traditional tenement flat



This light and spacious, traditional, tenement, one-bedroom, top floor flat has a fantastic location in the heart of Bruntsfield, with its excellent range of independent shops, cafes and a stone's throw from Bruntsfield Links and The Meadows. The property has been very nicely decorated throughout and offers stunning period features and lovely views as far as the Pentland Hills. The accommodation consists of a communal stair, with entry phone, a hall, with storage and a sky light, a generous living room, with twin windows, beautiful cornicing, a particularly attractive fireplace, tiled surround and wood mantle and an Edinburgh Press. The dining kitchen has been very nicely designed, with modern white units, appliances, a larder cupboard, further cupboard and plenty of space for dining. There is also a double bedroom, with cornicing, a box room, with borrowed light, ideal as a home office and a smart bathroom. There is a well-kept communal garden and permit parking.

## Key Features

- Communal stair
- Hall
- Living room
- Dining kitchen
- Box room
- Bathroom
- Gas central heating
- Double glazing
- Communal garden
- Permit parking





## Bruntsfield

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent range of amenities including fashionable bars, cafes, restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for Edinburgh University and Napier University. There are beautiful green spaces close by at 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 fifteen minutes, and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for with Bruntsfield Primary School close by, a good choice of state schools at either James Gillespie or Boroughmuir High Schools, or in the private sector, George Watson's College.



## Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, microwave, washing machine, dishwasher are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

D

## Home Report Valuation

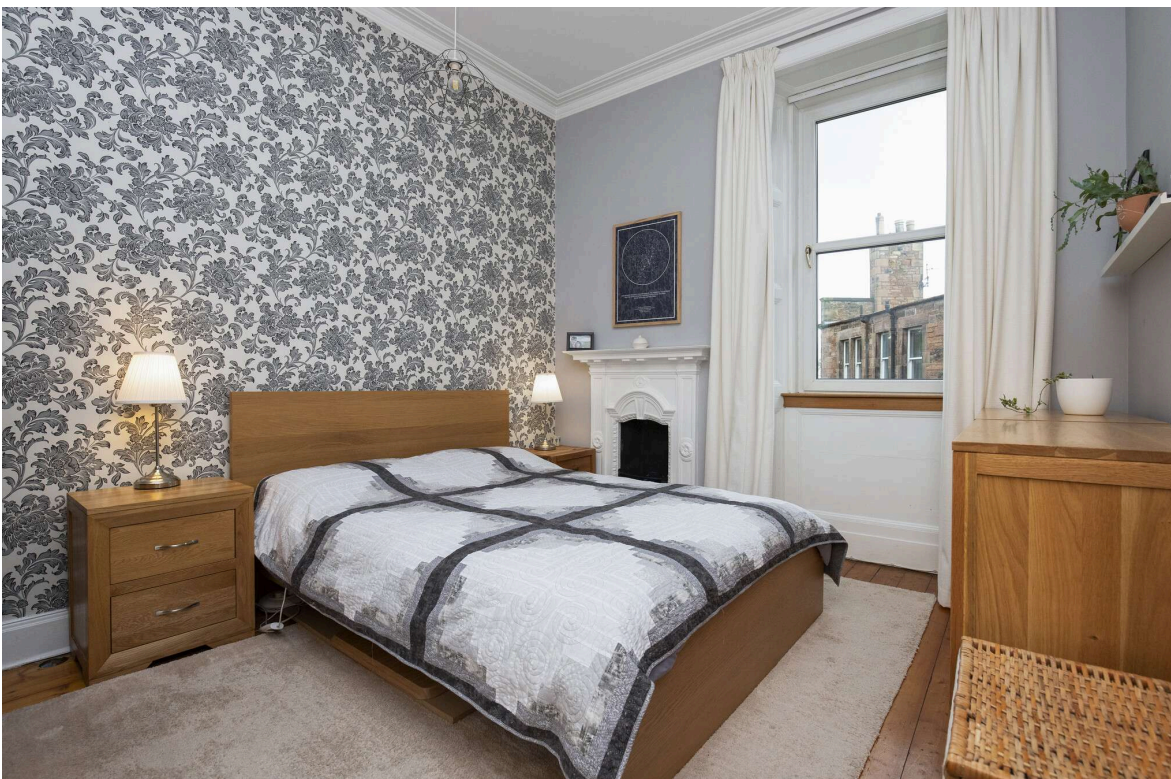
£310,000

## EPC Rating

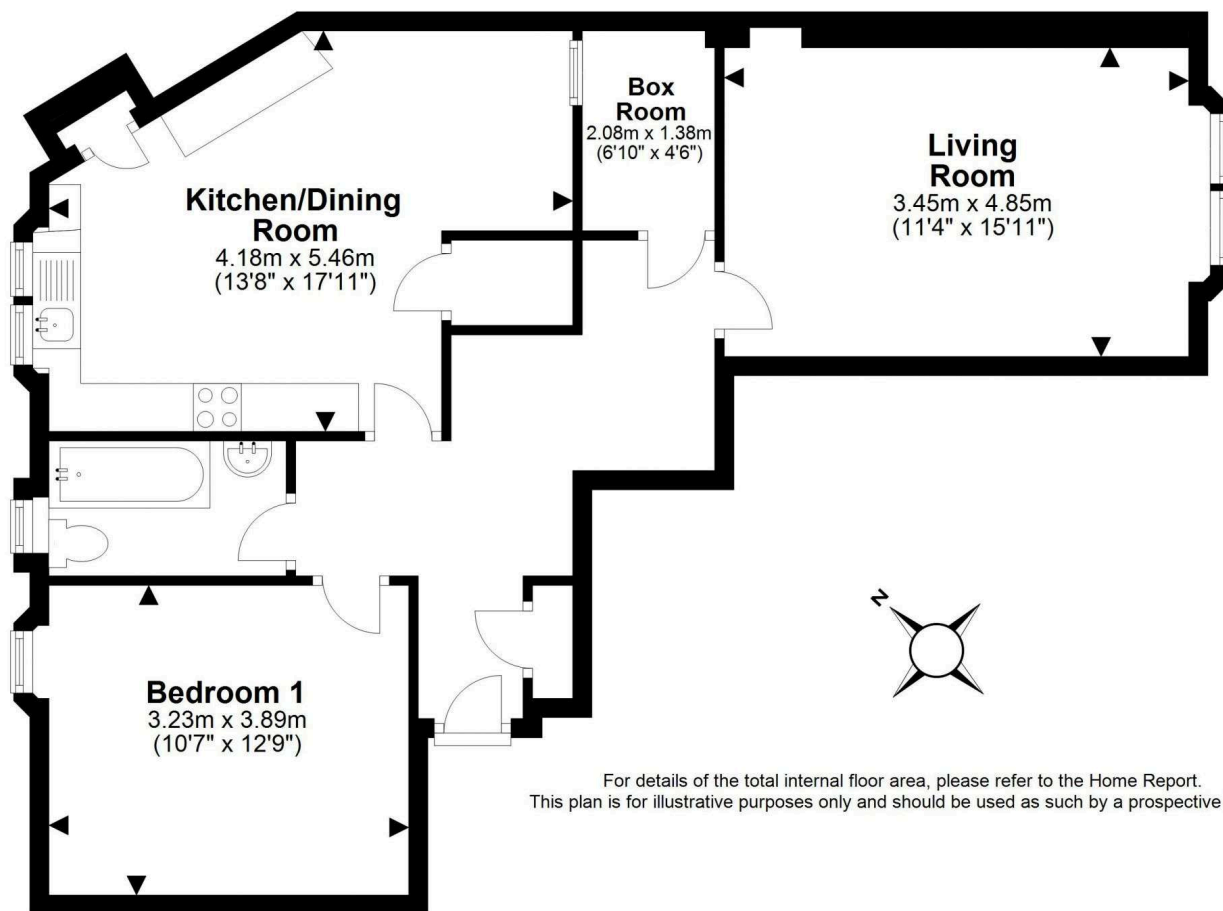
D

## Tenure

Free hold







Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates  
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029  
e: [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk) ♦ w: [www.elpamsolicitors.co.uk](http://www.elpamsolicitors.co.uk)



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbutnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbutnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.