



7 (1f2) Bruntsfield Avenue
Bruntsfield, Edinburgh, EH10 4EL



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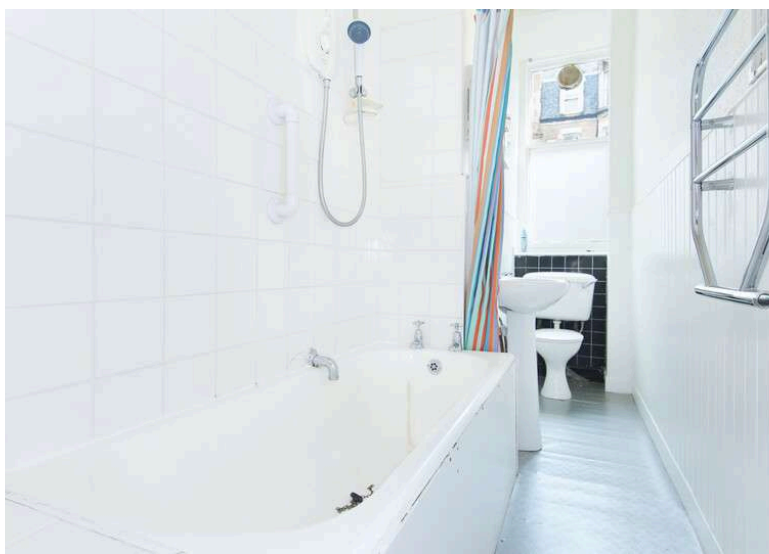


7 (1f2)

Bruntsfield Avenue

Well proportioned First Floor Flat which forms part of a handsome traditional tenement in the popular and highly desirable Bruntsfield district of the city.

- Reception hall
- Lounge with boxroom off
- Kitchen/diningroom
- Double bedroom
- Bathroom
- Electric heating
- Part secondary glazing
- Communal garden
- Zoned permit parking



Offers Over: £259,000

Home Report: £270,000

EPC Rating: E

Council Tax: D

Tenure: Freehold

The property would now benefit from a degree of modernisation and cosmetic upgrading and comprises reception hall, lounge, fitted kitchen/dining room, double bedroom, boxroom/study and bathroom with shower.

It is entered off a common stairway with security entryphone system and enjoys the benefit of electric heating and part secondary glazing.

There is an area of shared garden ground to the rear of the building and zoned permit parking on Bruntsfield Avenue and in the adjacent streets.

In summary, it is anticipated that this home will prove to be of particular interest to perhaps the first time buyer, professional couple or investor and early viewing is highly recommended to fully appreciate the potential on offer.

Extras: to include all fitted carpets and fitted floor coverings, hob, cooker hood, oven, washing machine, light fittings and blinds. (TBC)



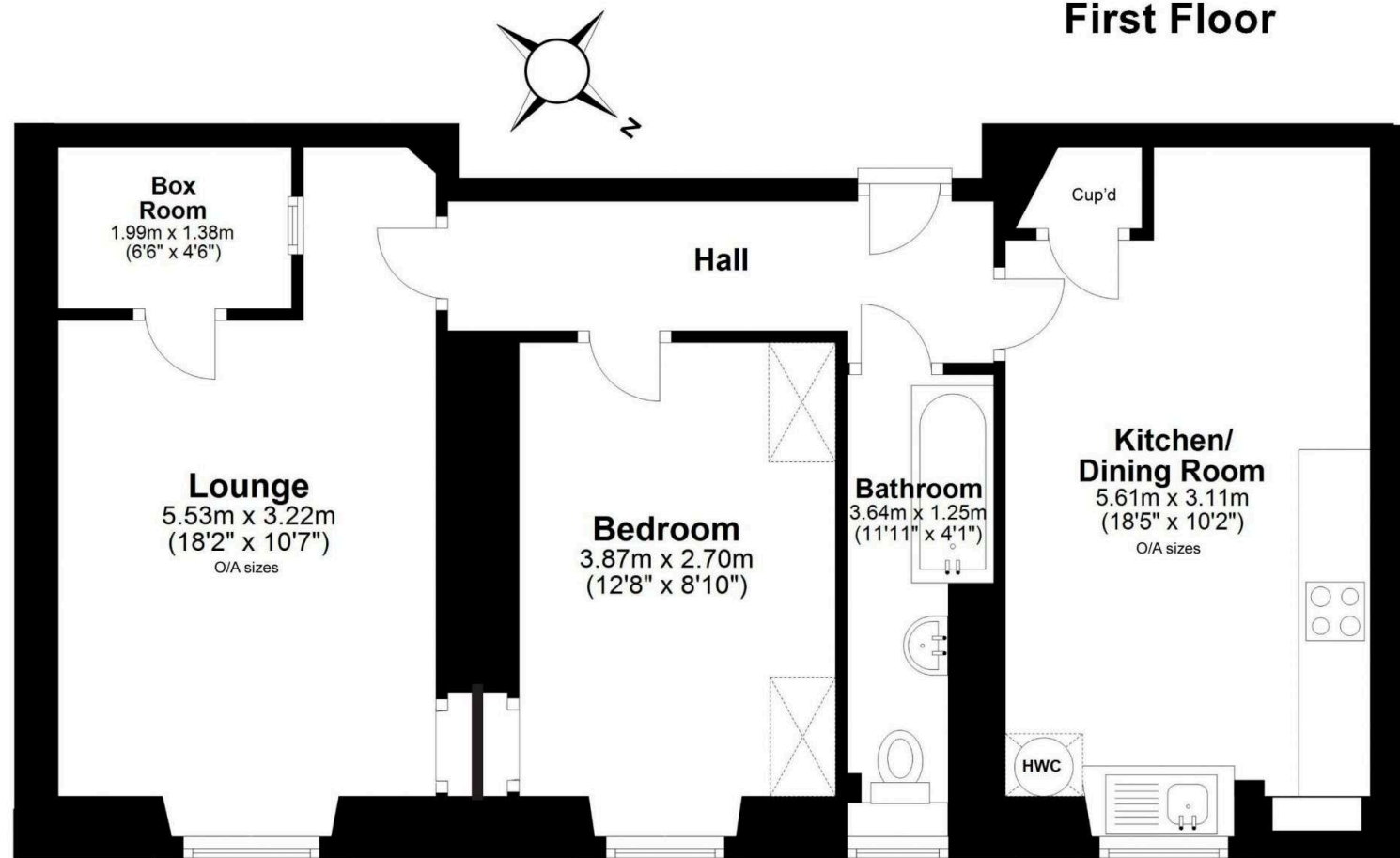
Situated southwest of the city centre, Bruntsfield is one of Edinburgh's most sought-after suburbs. Bruntsfield and neighbouring Morningside offer everyday amenities, along with coffee shops, bistros, fine dining restaurants, bars, and traditional pubs. Residents also have their pick of arthouse cinemas, theatres, and galleries. Morningside.

Recreational facilities such as golf and tennis can be found at nearby Bruntsfield Links and the Meadows, and for fitness enthusiasts, there are several gyms and studios nearby.

Bruntsfield is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

The area is well served by public transport and benefits from extensive walkways and cycle paths. In addition, its setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network.

First Floor



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