



# 7/5 Alvanley Terrace

Bruntsfield, Edinburgh, EH9 1DU



VMH ESTATE AGENTS





virtually renovated by HOMELii

## Generous top floor flat with fantastic potential and a leafy outlook over Bruntsfield Links

- Corner bay windowed sitting room
- Kitchen/dining room
- 4 double bedrooms
- Bathroom with 3-piece suite
- Separate WC
- Communal rear garden
- Currently HMO compliant
- Excellent location with amenities
- Digitally enhanced images
- Gas central heating



**Offers Over: £535,000**

**EPC Rating: D**

**Council Tax: F**

**Tenure: Freehold**

Further information can be found in the home report.

[vmh.co.uk](http://vmh.co.uk)



# About the Property

Located in the highly desirable Bruntsfield area, this 4 bedroom top floor flat boasts a leafy outlook over Bruntsfield Links.

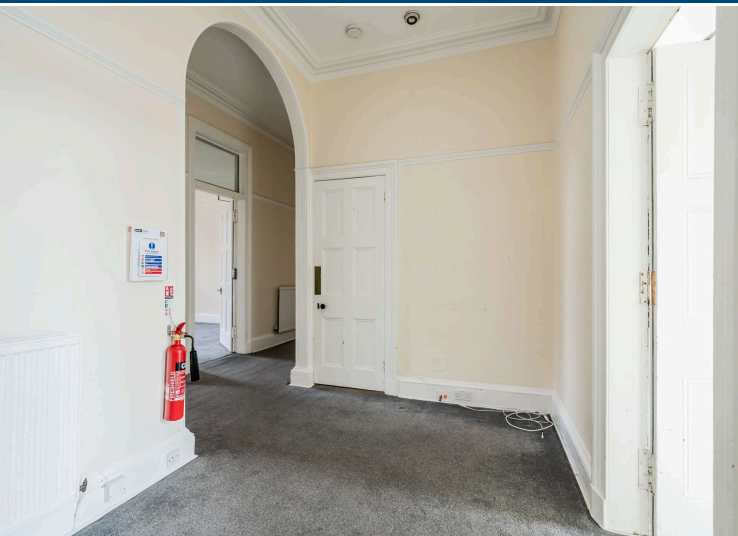
Internally the accommodation is bright and spacious with period features, including handsome fireplaces, cornicing and tall windows with wood panel surrounds.

The property is currently HMO compliant having previously been let as a 5 bedroom flat.

Please note, some images have been digitally enhanced.

## Extras

Included in the sale price are all fitted floor coverings, light fittings, hob, oven, fridge, fridge/freezer, and washing machine.







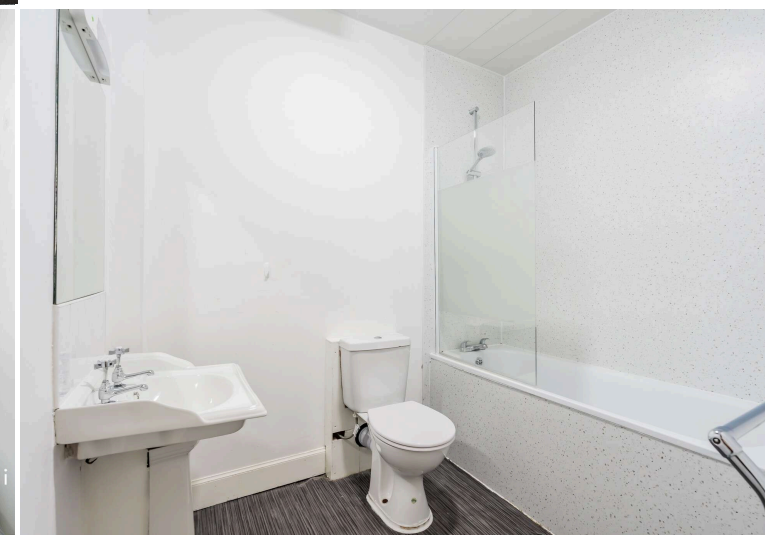
virtually renovated by HOMELii





## Location

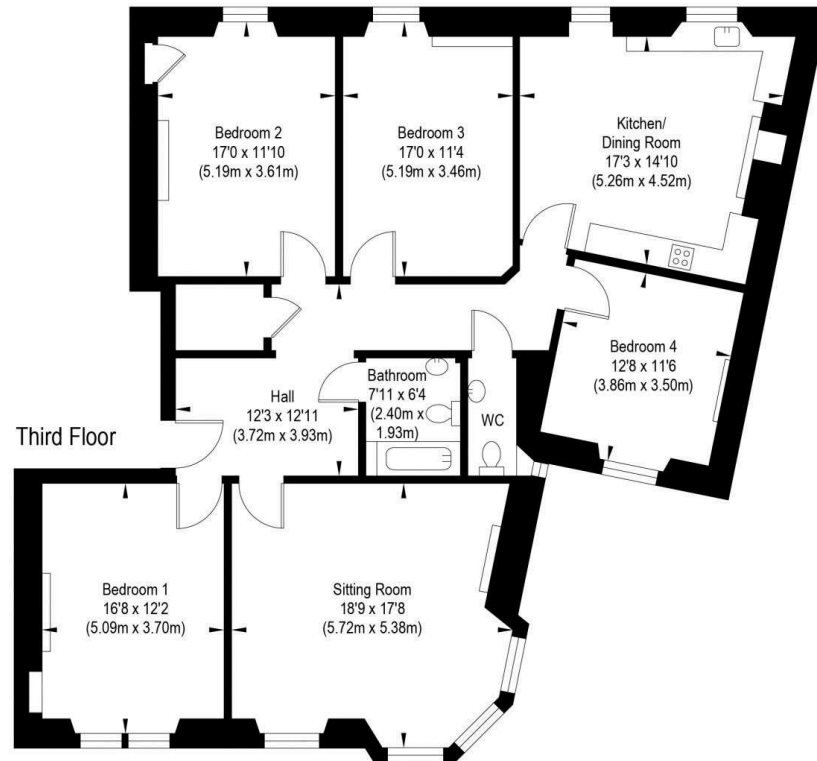
Bruntsfield lies approximately one mile to the south of the city centre and is one of Edinburgh's most sought-after suburbs. Bruntsfield, along with neighbouring Morningside, offers excellent amenities including bars, restaurants, fine dining, convenience stores and speciality shops. Supermarkets include Waitrose and M&S Food in Morningside. The Meadows has excellent tennis courts and a large children's play park, whilst Bruntsfield Links offers a pitch & putt area. The city centre is within walking distance and there is also a good range of bus services from the area. The city bypass is a short drive away and provides links to the motorway network and Edinburgh International Airport. Bruntsfield has highly regarded state schooling at both primary and secondary level, along with excellent private schooling. It is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.







Approx. Gross Internal Floor Area 154.65 Sq M / 1665 Sq Ft.



All measurements are approximate. Not to scale. For identification only.  
© 2025 planography.co.uk





VMH ESTATE AGENTS



VMH SOLICITORS

*More* is our middle name.

**Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT**

**☎ 0131 622 2626**

**✉ [property@vmh.co.uk](mailto:property@vmh.co.uk)**

**🌐 [vmh.co.uk](http://vmh.co.uk)**

**📄 DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.  
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.