

180/4F1 Brunstfield Place

BRUNTSFIELD, EDINBURGH, EH10 4DF



*GREAT CENTRAL LOCATION WITH ACCESS TO
LOCAL AMENITIES AND PUBLIC TRANSPORT*



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McEwan Fraser Legal is delighted to present this 1 bedroom spacious top-floor flat within a listed building, with period features, cornice work, and sanded pine floors. The property is in good condition and neutrally decorated, ready for the new owners to put their own stamp on it. The flat showcases excellent views over the rooftops. Additionally, the flat has a well-maintained communal garden.

Inside, the property comprises a large fully equipped kitchen, a spacious living area with an R. Macintosh designer fireplace, large bay windows flooding the space with natural light. A generous-sized double bedroom and a single box room. The bathroom is fitted with a 3 piece suite.

In addition to this, the property includes gas central heating, double glazing throughout, fire and smoke alarms as per Scottish Government regulations. This is a rare opportunity to acquire a lovely spacious flat in a fantastic location.







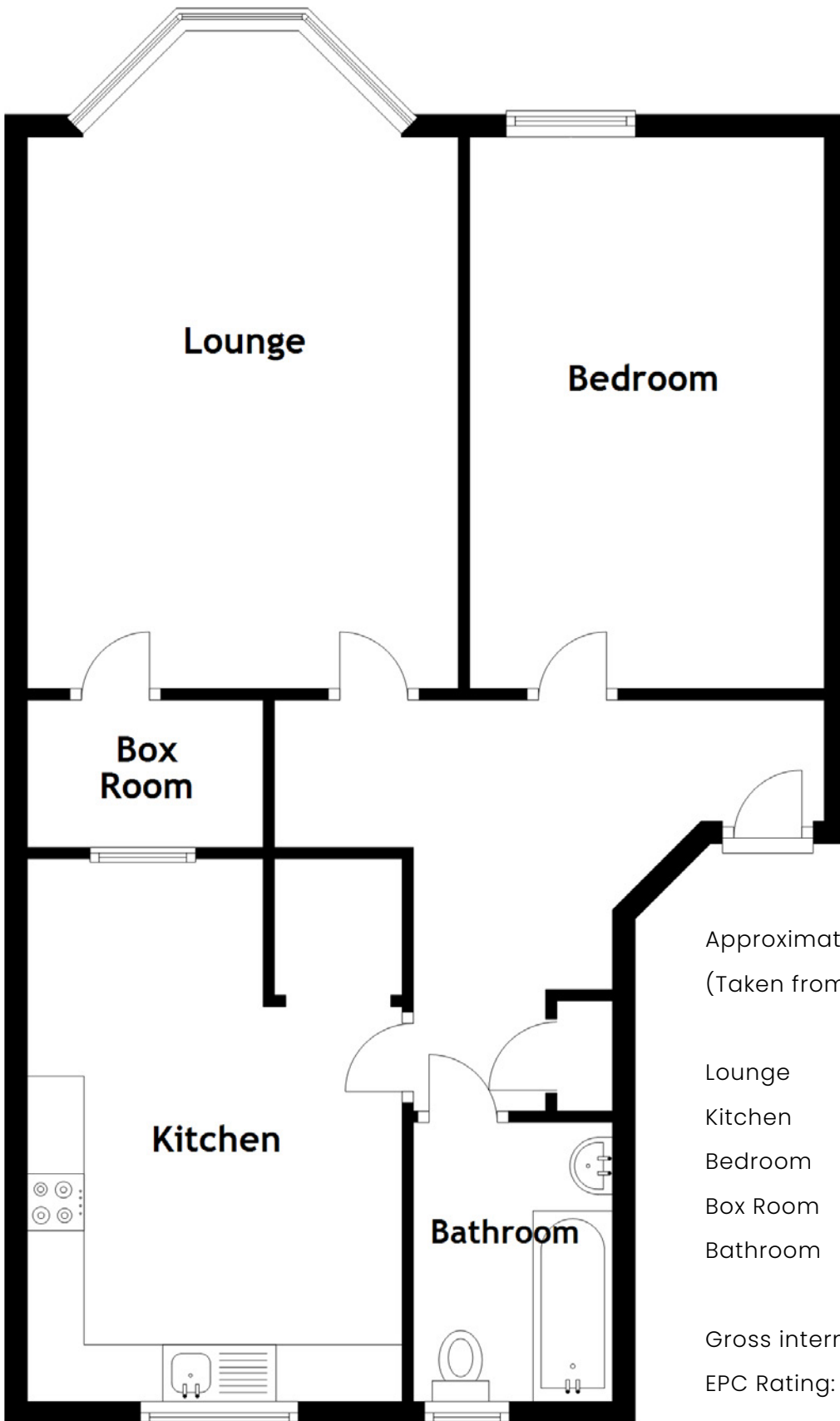
The Bedroom







BOX ROOM





Communal Garden



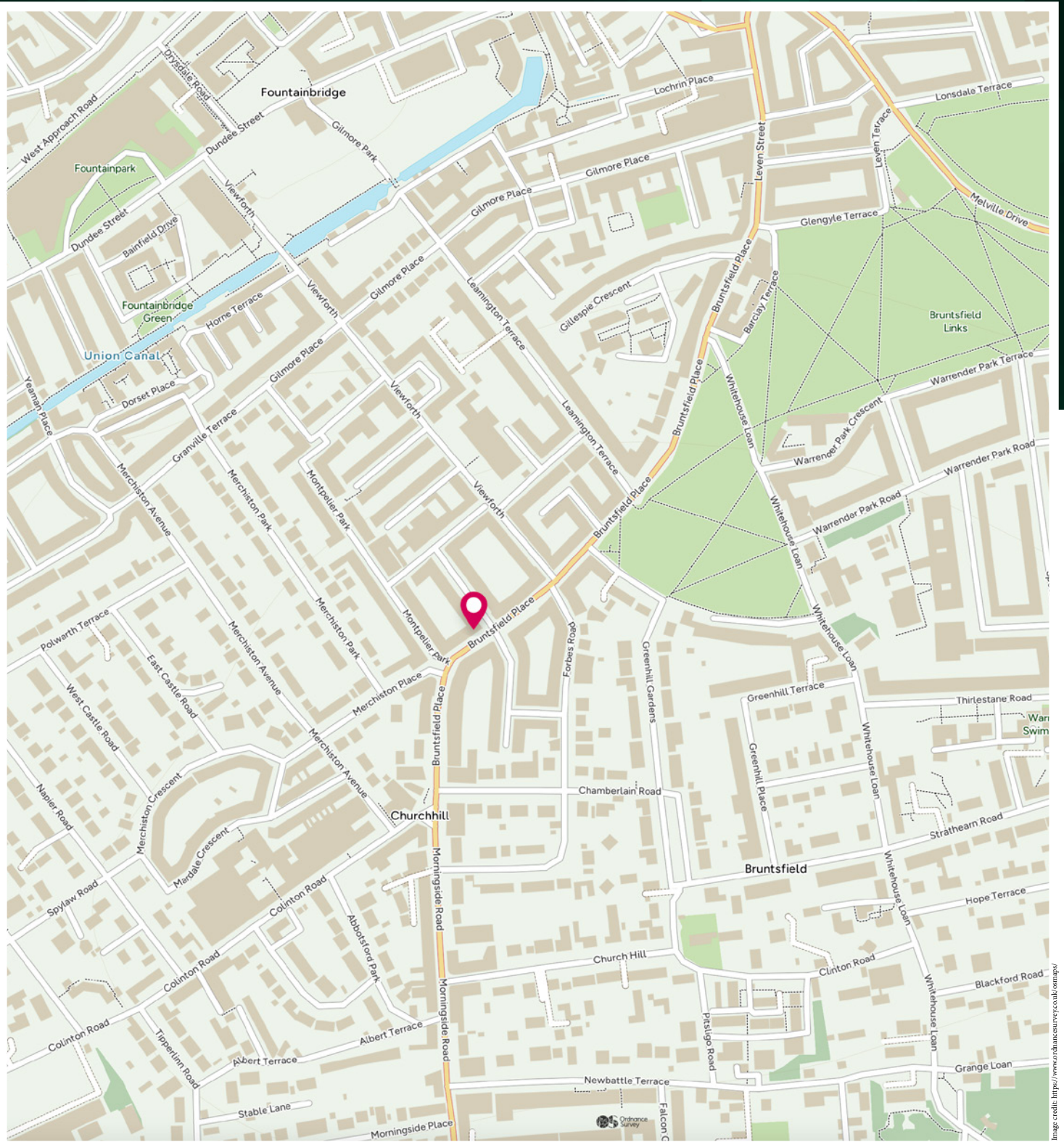


The highly desirable area of Bruntsfield lies approximately one mile to the South of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and mini supermarket across the street. For larger shopping requirements, there is a supermarket at Holy Corner and on Morningside Road. Additionally there are fish and chip shops, bakery, bagel, Indian, Chinese takeaways and an ice cream parlour. As well as hairdressers, barbers and beauty salons, something to suit everyone's needs.

The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Additionally walking distance from three schools from primary to high school.

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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
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Surveyor



Professional photography
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Layout graphics and design
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