

KILGOUR

PROPERTY



**24gfl Westhall Gardens, Bruntsfield,
Edinburgh EH10 4JQ**





- Living room
- Kitchen
- Double bedroom 1
- Double bedroom 2
- Bathroom
- Private front garden
- Shared back garden
- Gas central heating
- Double glazed windows
- Council tax band C
- EPC band D
- Permit and on-street parking

Viewing by appointment through selling agent on 0131 273 5233.

Description

Situated in a quiet street in Edinburgh's prime residential area of Bruntsfield, this beautifully presented ground floor flat, with private front garden, forms part of a traditional conservation building.

It's an ideal home for first-time buyers, young families, professionals, couples, those looking to down size and those looking for a rental investment.

The flat is in easy walking distance of a number of public and private primary and secondary schools, Edinburgh University and Edinburgh Napier University campuses.

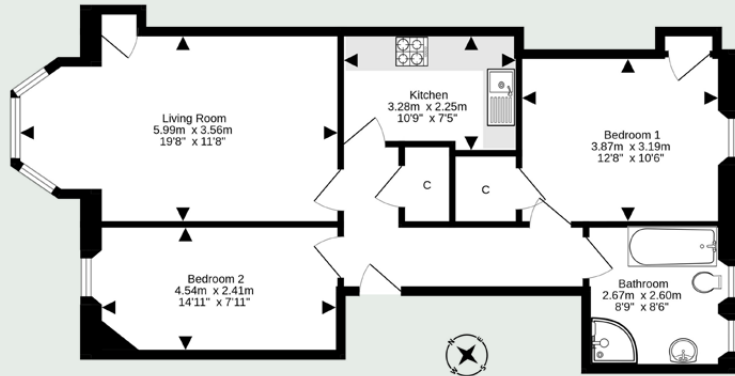
Location

Bruntsfield is a popular residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants with cinemas and theatres close by too.

About a mile south of Edinburgh city centre, Bruntsfield is surrounded by green open spaces, such as Bruntsfield Links, the Meadows and the Union Canal. Princes Street Gardens, in the heart of the city centre, is a 20-minute walk away.

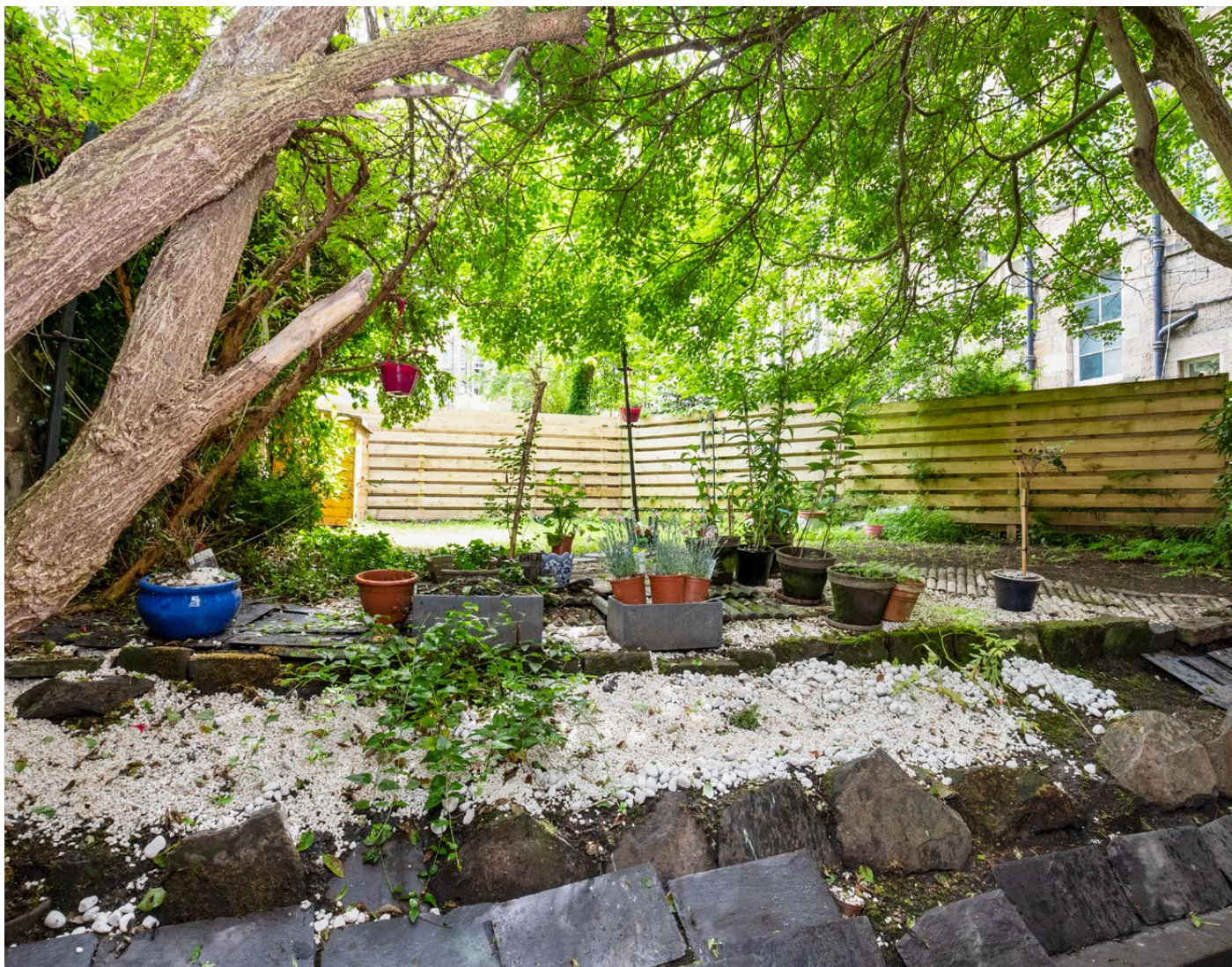
The community is well-served by public transport with regular bus services to the city and surrounding areas.

Edinburgh Airport is less than 10 miles away with Haymarket railway station slightly over a mile.



Living room	19'8 x 11'8	5.99m x 3.56m
Kitchen	10'9 x 7'5	3.28m x 2.25m
Double bedroom 1	12'8 x 10'6	3.87m x 3.19m
Double bedroom 2	14'11 x 7'11	4.54m x 2.41m
Bathroom	8'9 x 8'6	2.67m x 2.60m





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