



RALPH SAYER
SOLICITORS & ESTATE AGENTS

220 (3F2) Bruntsfield Place

Bruntsfield, Edinburgh, EH10 4DE

220 (3F2) Bruntsfield Place

A bright, spacious, and well-presented top floor flat in the heart of Bruntsfield. This large one bedroom property is situated on the third floor of a traditional tenement building and the flexible layout offers buyers the opportunity to use the property as a large one bedroom with dining kitchen and separate lounge or as a two bedroom property with open plan lounge/ diner/ kitchen and two bedrooms. It is anticipated that this will prove to be a particular interest to perhaps the professional couple or investor and early viewing is highly recommended to fully appreciate what is on offer.

Internally the accommodation is in excellent order throughout with traditional features retained, such as sanded timber floors, original fireplaces and kitchen stove, original working shutters and cornice work. To the front is an elegant sitting room with dining space and a working fireplace. The hallway offers two deep storage cupboard and large cupola allowing natural daylight to flood into this space. The large dining kitchen offers plenty of space to dine and entertain. The master bedroom is assize and has fitted hanging space and storage within. The modern bathroom is beautifully tiled and has an electric shower over the bath and modern glass sink.

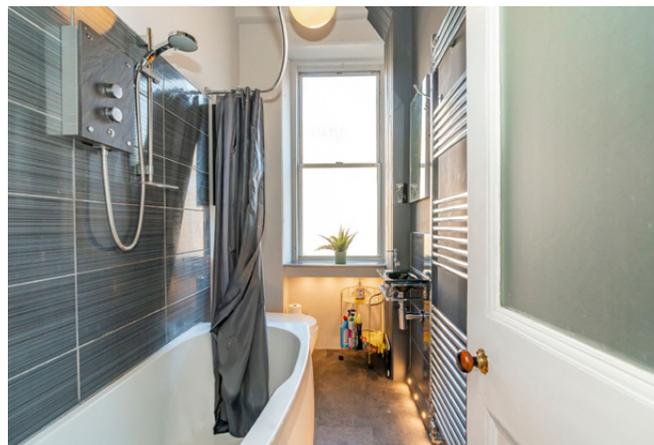
The property further benefits from a secure entry-phone system, shared rear garden, gas central heating and double glazing.

EPC Rating - C | Council Tax Band - D





Flexible layout to use the property as a large one bedroom with dining kitchen and separate lounge or as a two bedroom property with open plan lounge/ diner/ kitchen



Let us help you find your next
dream property!



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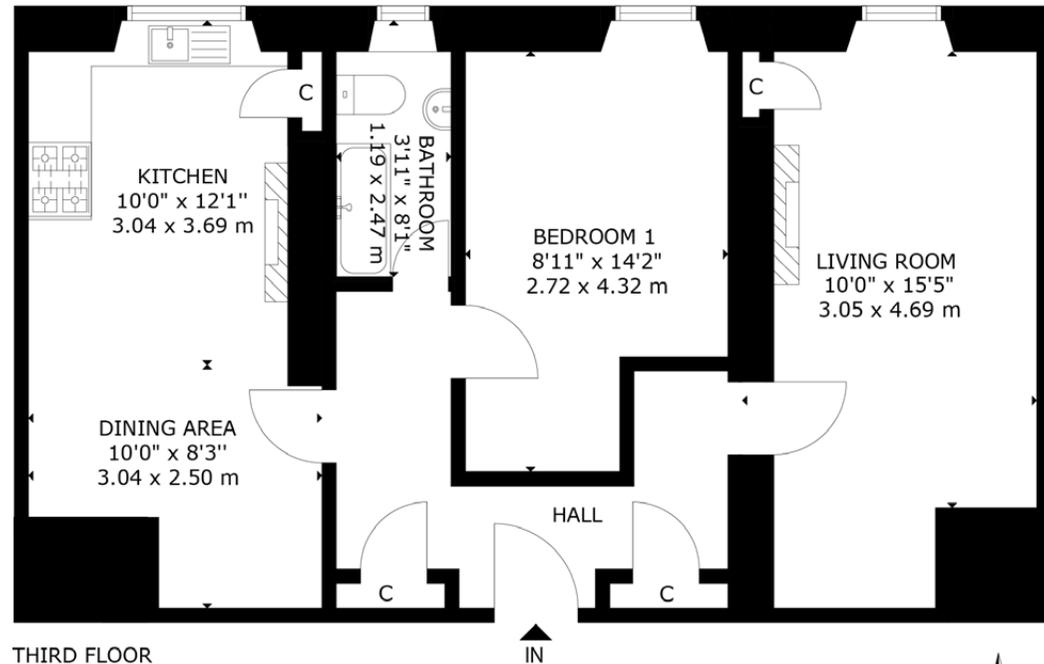
Birch House
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Edinburgh, EH11 4EP

 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



220 (3F2) BRUNTSFIELD PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 62585Q FT / 5828Q M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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