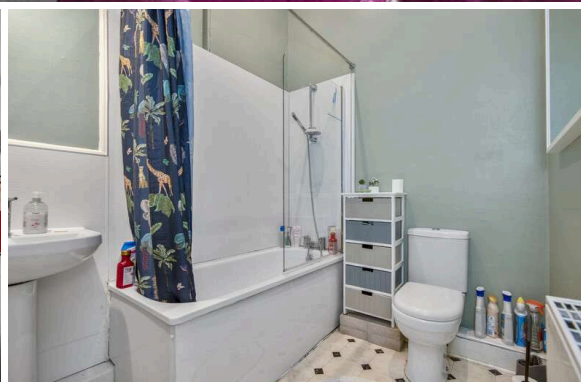




7 (2F2) Leamington Terrace  
BRUNTSFIELD | EDINBURGH | EH10 4JW

  
warners  
solicitors & estate agents



## 7 (2F2) Leamington Terrace

BRUNTSFIELD | EDINBURGH | EH10 4JW

Beautifully presented second floor flat with three bedrooms forming part of a Victorian tenement building, situated in the sought-after area of Bruntsfield close to excellent local amenities and the City Centre. This bright and well-proportioned property offers comfortable and well-planned accommodation in good condition with great storage throughout. The corner bay-window in the living room is particularly attractive complemented by original decorative cornicing. The fitted kitchen currently has a fridge/freezer, electric hob, oven, washing machine and pulley. There are three well-proportioned bedrooms, two with fireplaces, one with a double window and another with a press. and walk-in cupboard. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from secure entry, gas central heating and a shared garden. This superb property located in an excellent, sought-after location. It will appeal to a family as it is in walking distance of highly regarded primary and secondary schools. Equally attractive to landlords, the property is located close to Edinburgh and Napier Universities, HMO compliant and ready for three double-bedroom occupancy as a furnished flat. The property is carpeted for HMO purposes but can be returned to original stripped flooring if desired. Early viewing is highly recommended!

- Bright corner bay-windowed living room
- Fitted Kitchen
- Three well-proportioned bedrooms
- Excellent storage
- Bathroom
- Shared garden
- Excellent location & school catchment
- Gas central heating and permit parking

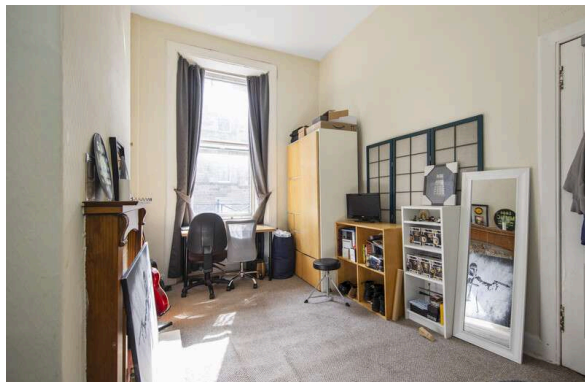
Extras included in the sale are the fridge, cooker, washing machine, and curtains in lounge and bedroom 2. Curtains in bedroom 1 and 3 will also be included but not those currently on display, EPC rating C.

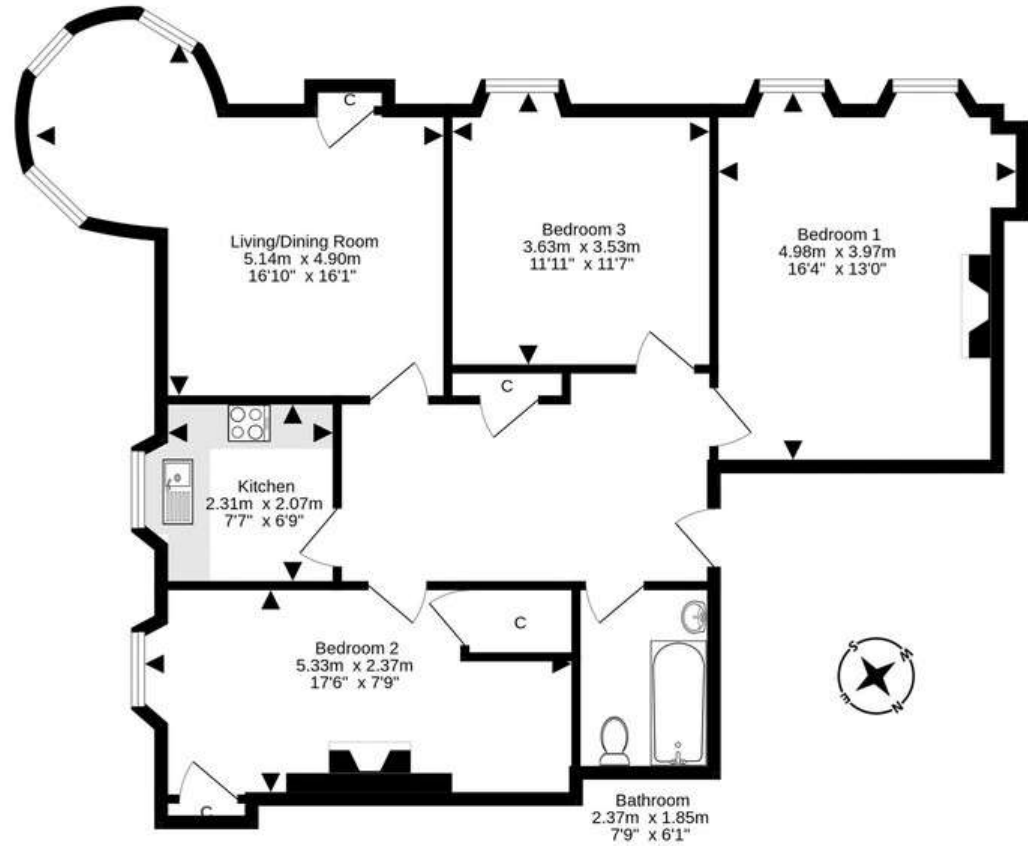
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach, as is the canal towpath in Fountainbridge. An efficient public transport network operates to most parts of the town and surrounding areas. Haymarket Train Station is within reasonable walking distance of the property and the City Bypass and main motorway networks are also close by.

PLEASE NOTE: Final two images on page 4 are for illustrative purposes and show the property in it's previous state, prior to being carpeted.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024