



35 Gillespie Crescent
BRUNTSFIELD | EDINBURGH | EH10 4HX


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Set on a quiet, tree lined street moments from the Meadows Park, excellent amenities and financial and university hubs is this spacious main door apartment. Would benefit from some modernization the property boasts ornate period features, a private front and communal rear garden and ample on street permit parking and would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance porch and hallway with deep storage cupboards, bright South facing bay windowed lounge with detailed cornicing, ceiling rose and large box room off, a large dining kitchen, master bedroom with French doors leading to the rear garden, two further well-proportioned double bedrooms and the flat is completed by a stylish shower room.

- Traditional main door apartment
- Tranquil tree lined street
- Moments from the Meadows
- Ornate period features
- welcoming hallway
- Bright South facing bay windowed lounge
- Dining kitchen
- Three double bedrooms
- Stylish shower room

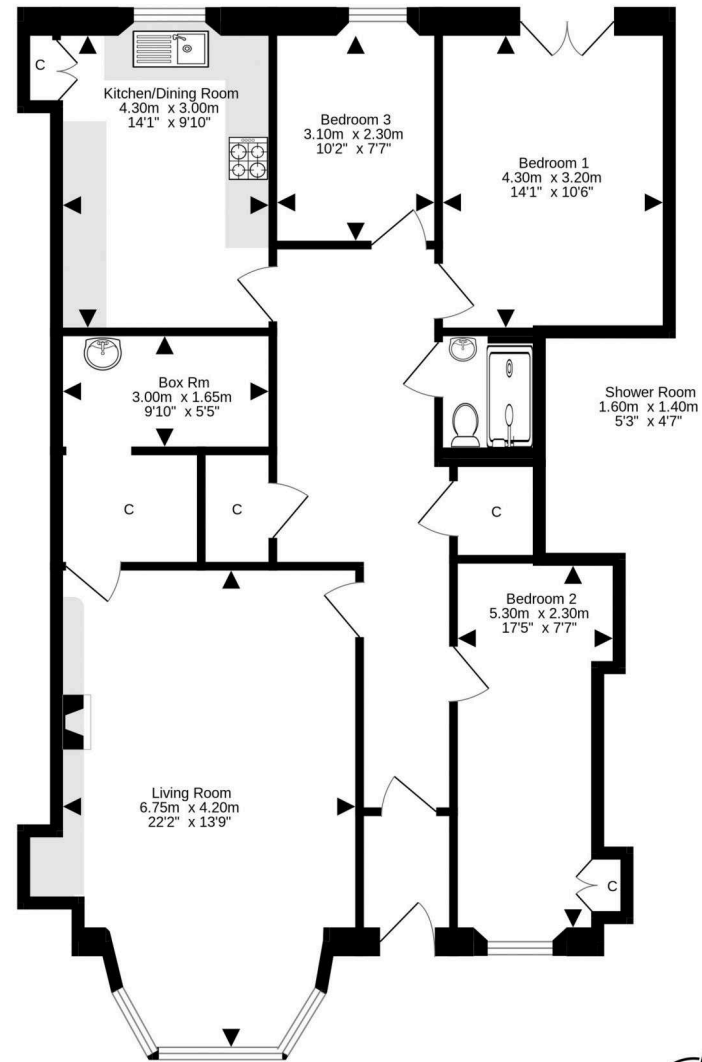
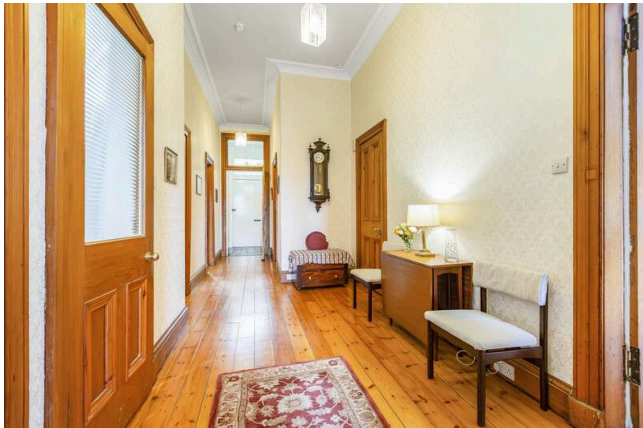
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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. Further amenities are available at neighbouring Morningside and Tollcross with the city centre conveniently close. The delightful open spaces of the Meadows and Arthur's Seat are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with first rate schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City By-Pass and main motorway networks are also close by.

All kitchen appliances included in the sale, however no warranty will be provided for said appliances. EPC rating G





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

