



16 (2F2) Glengyle Terrace  
BRUNTSFIELD | EDINBURGH | EH3 9LN

  
**warners**  
solicitors & estate agents



## 16 (2F2) Glengyle Terrace

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A seldom available opportunity has arisen to acquire this spacious four-bedroom, second floor apartment forming part of a stone-built tenement in the prestigious and highly sought-after Bruntsfield district of Edinburgh.

This impressive apartment tastefully blends recently fitted modern fittings with period features, and will offer immense appeal to a wide range of buyers. The living room, which is flooded with natural light through south-facing bay windows, has stunning, open views onto Bruntsfield Links and makes an excellent space for relaxing, or entertaining friends and family. The kitchen/dining room is similarly well-sized, with the kitchen area being modern, well-appointed and offering plenty of cupboard storage.

The principal bedroom is of an excellent size and boasts a stylish ensuite shower room. The three further bedrooms are all of a good size, and each of the rooms has the potential to be alternatively employed as an ideal home office, study or gym giving the property a great degree of flexibility. Additionally all of the bedrooms have working shutters. A contemporary shower room completes the accommodation.

Outstanding local amenities include a range of stylish bars and cafes, as well as Bruntsfield Links and The Meadows. Early viewing is essential to appreciate everything that this beautiful apartment has to offer.

- Four-bedroom, second floor flat
- Highly sought-after location
- Outstanding local amenities
- Spacious living room
- Principal bedroom with ensuite
- Three further double bedrooms
- Contemporary kitchen/dining room
- Shower room
- Entrance hallway
- Communal rear garden
- Permit parking

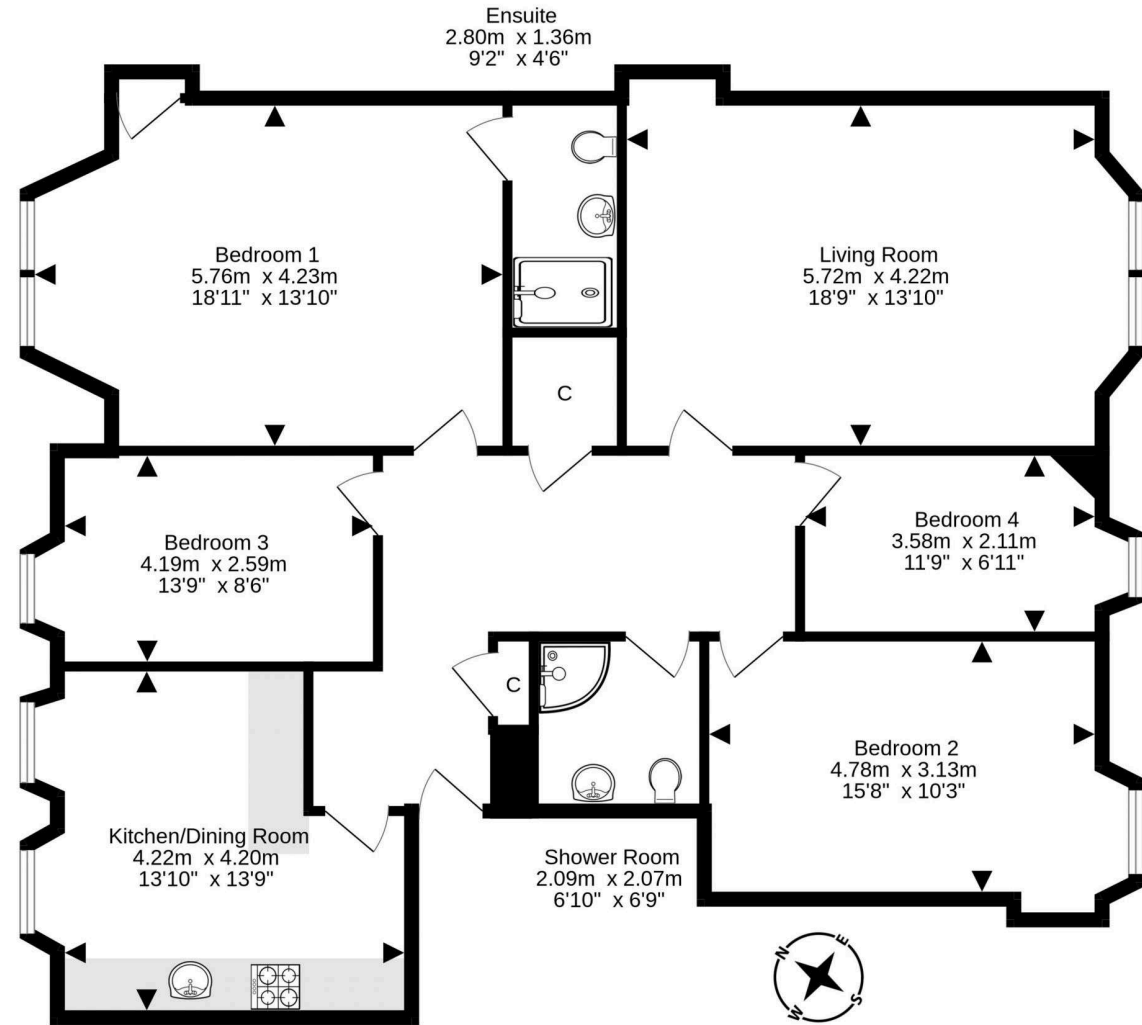
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The fridge freezer and washing machine will be included in the sale. EPC Rating C.

Bruntsfield is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Marchmont and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





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.  
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