



4 (2F2) Bruntsfield Terrace  
BRUNTSFIELD | EDINBURGH | EH10 4EX

  
**warners**  
solicitors & estate agents



## 4 (2F2) Bruntsfield Terrace,

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Beautifully presented one-bedroom, second floor apartment forming part of a Victorian tenement in the highly sought-after and desirable Bruntsfield area of Edinburgh, just south of the city centre.

This stunning home has been tastefully decorated throughout to blend period features with modern fittings and is offered to the market in move-in condition. The spacious living room is of an excellent size, and the room is flooded with an abundance of natural light. The modern kitchen/dining room is also of a good size, with the kitchen being well-appointed and benefitting from ample cupboard storage. The bedroom is a well-sized double, and a stylish, contemporary shower room completes the accommodation internally.

Excellent local amenities include a range of stylish bars and cafes, and the apartment is conveniently located to provide access to both Napier University's Merchiston campus, and the University of Edinburgh's George Square campus.

- Spacious one bedroom apartment
- Highly desirable location
- Excellent local amenities
- Easy access to public transport links
- Communal rear garden
- Gas central heating

All blinds, fridge, washing machine, dishwasher, oven, and microwave included in sale. EPC Rating C.

Factor fees are understood to be approximately £12.60 pm

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



There are currently no factoring charges associated with this property.

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.



