



19 (4F1) Bruntsfield Avenue
BRUNTSFIELD | EDINBURGH | EH10 4EN


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Nestled on a quiet street in the heart of Bruntsfield, moments from excellent amenities, quick transport links and vast open green spaces is this spacious top floor traditional Victorian apartment. Boasting opulent period features, gas central heating and a well-kept communal garden this property would make an ideal buy in a tranquil, yet extremely well-connected location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright bay windowed lounge with detailed cornicing, feature fireplace and useful large box room off, a dining kitchen with contemporary units, generous dining space and deep pantry cupboard, two well-proportioned double bedrooms both with elegant fireplaces and the flat is completed by a bathroom with shower over bath.

- Top floor Victorian apartment in the heart of Bruntsfield
- Elegant period features with detailed cornicing and fireplaces
- Welcoming hallway with storage
- Bright bay windowed lounge
- Large dining kitchen
- Two double bedrooms
- Spacious box room
- Stylish bathroom with shower over bath
- Well-kept communal garden

Energy performance rating D, Council tax E. No factor associated with this property.

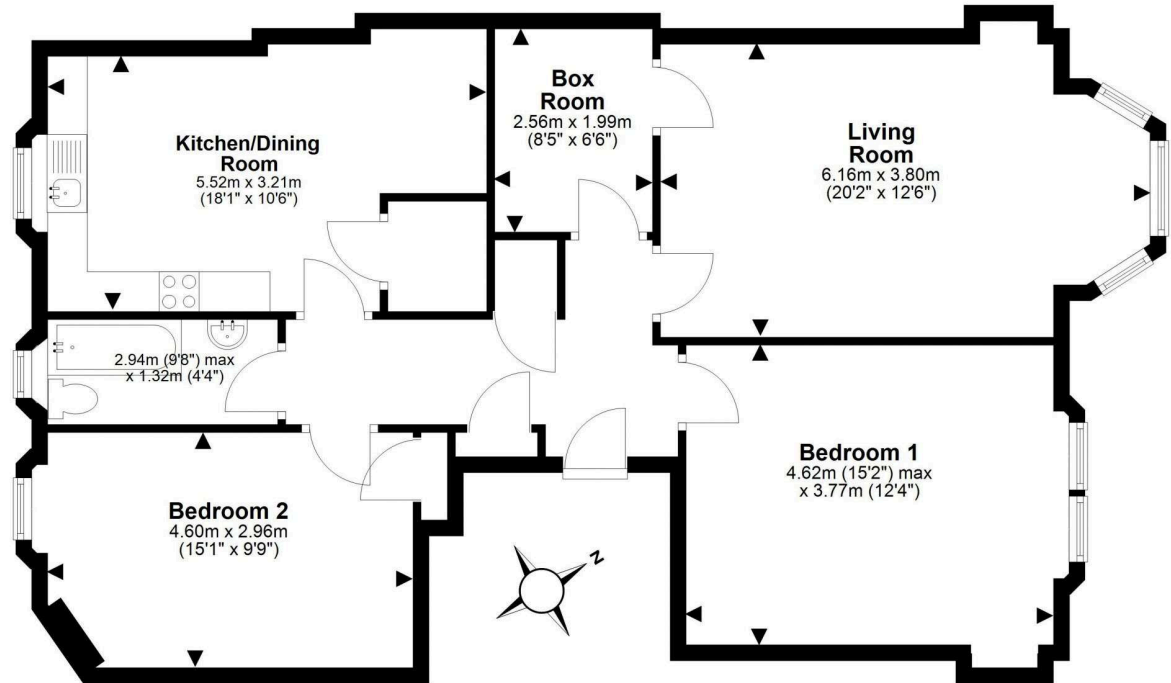
Extras included in this sale are all curtains, blinds, fridge/freezer, washing machine and dishwasher.
Other items of furniture can be available.

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. 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 the Meadows are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.