



11B Leamington Terrace
BRUNTSFIELD | EDINBURGH | EH10 4JP


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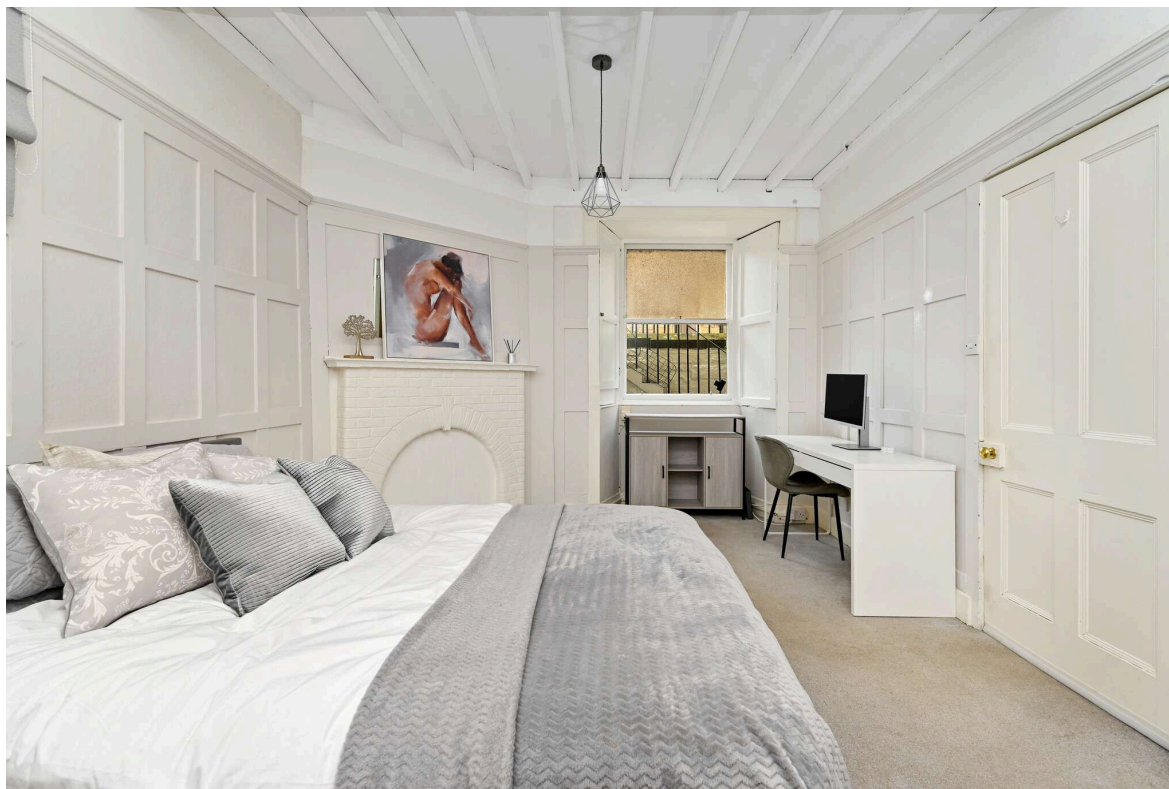
Nestled in the heart of sought-after Bruntsfield, moments from some of the city's best bars, cafes and restaurants is this spacious main door apartment. Forming part of a beautiful traditional tenement building, the property boasts a private front courtyard garden and is set over an expansive 750 square feet. It is conveniently located to access multiple transport links and a myriad of university buildings.

The accommodation comprises a welcoming entrance hallway with three deep storage cupboards, a bright lounge with ornate decorative panelling, a contemporary kitchen with stylish units, and a recently refurbished shower room. The property is completed by a large dual aspect bedroom with a feature fireplace and spacious walk-in wardrobe, perfect for first time buyers, young families or couples.

The property had previously been granted planning permission to add a second bedroom, and subject to the usual consents, can be re-applied for.

- Beautiful traditional tenement in the heart of Bruntsfield
- Main door basement with private courtyard garden
- Welcoming hallway with excellent storage
- Bright lounge
- Contemporary kitchen
- Large double bedroom
- Spacious walk-in wardrobe

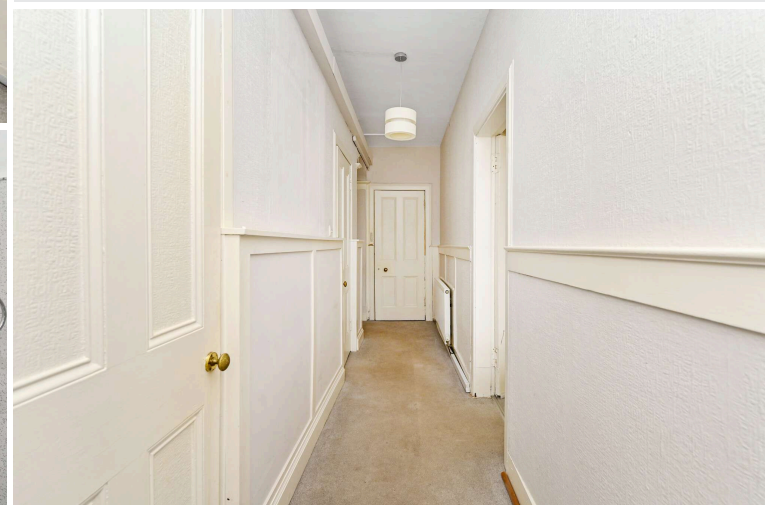
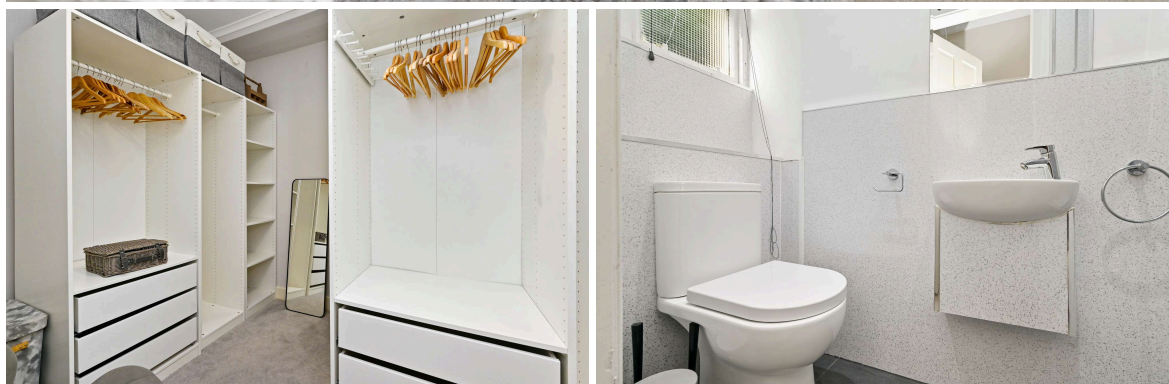
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

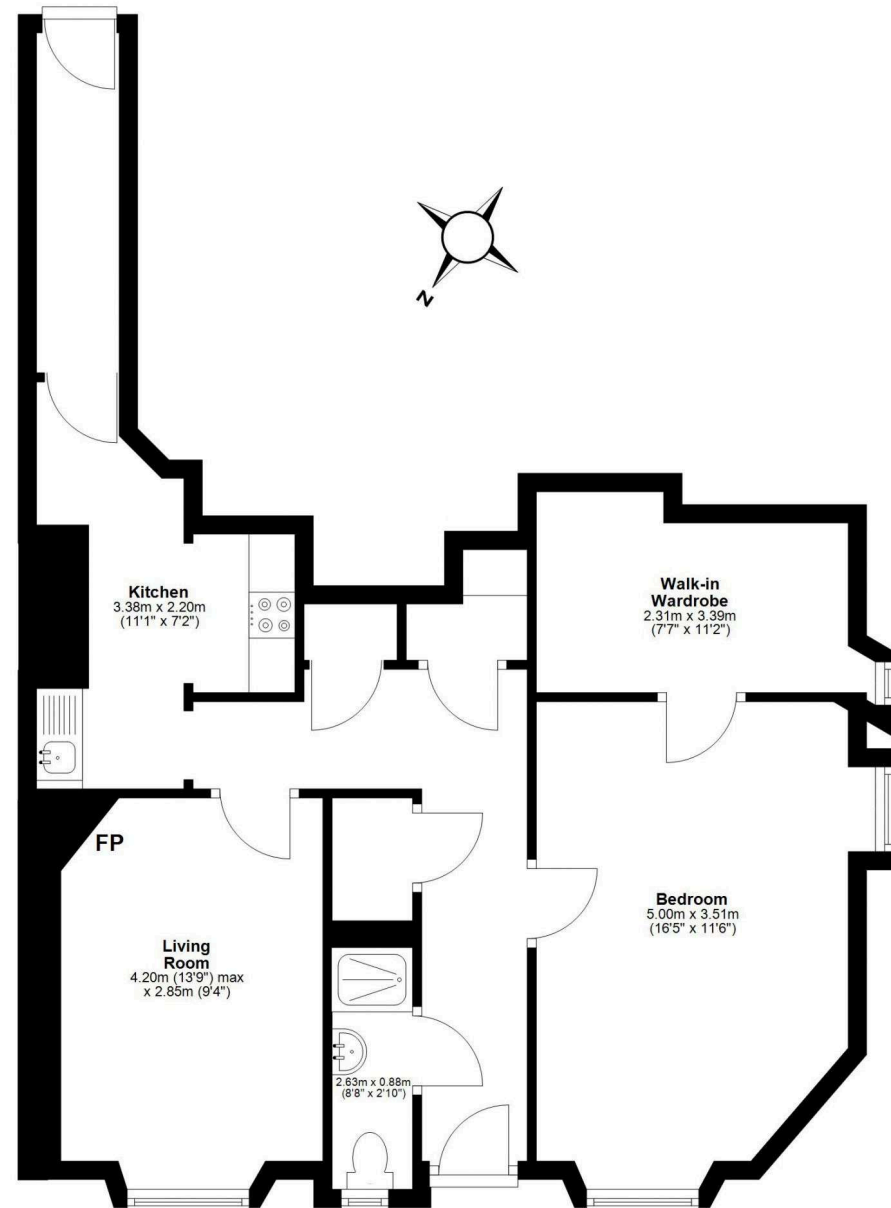


Bruntsfield is one of Edinburgh's most desirable and sought-after areas. The city centre, the city's main financial core and both Edinburgh and Napier Universities are conveniently close. The vibrant district is surrounded by the exclusive areas of Marchmont and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of excellent bars, restaurants and cinemas all within easy 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.

EPC: F, Council Tax Band B

Extras include: all fittings, fixtures and integrated appliances. Additional furniture by negotiation.





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.

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