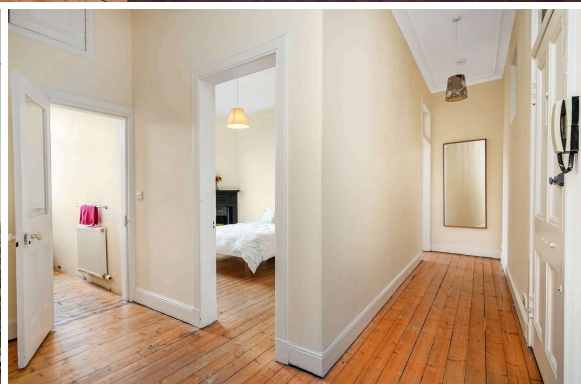




87 (3F1) Bruntsfield Place
BRUNTSFIELD | EDINBURGH | EH10 4HG

warners
solicitors & estate agents





87 (3F1) Bruntsfield Place

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A rare opportunity to purchase this impressive, well-presented third floor flat with stunning views over Arthur's Seat and the Bruntsfield links. Forming part of a very well-maintained traditional tenement building and occupying a prime position in the sought after Bruntsfield to the South of the City centre. This delightful property has been tastefully styled whilst retaining a wealth of period features including large rooms and ornate cornicing. The property would make an ideal home and investment alike. The property comprises hallway with two storage cupboards and secure entry, the spacious kitchen with views of the firth of forth currently comprising a 5 ring gas hob, double oven, Belfast sink, pantry with fridge/freezer, dining area, washing machine and the boiler. The living room boasts views of Arthur's Seat, an original bay window letting in an abundance of light, traditional cornicing, a box room also accessed from the hallway, an Edinburgh press and a fireplace. There are two well-proportioned bedrooms both with fireplaces and also both with views of Arthur's Seat and completing the accommodation is the bathroom with shower over the bath. The property also benefits from gas central heating, a shared garden and secure entry. Early viewing is highly advised to avoid missing this very attractive property with stunning views located in a very sought-after area.

- Well-presented third floor flat with stunning Arthur's Seat views
- Two well-proportioned Bedrooms
- Spacious fitted kitchen with views of the Firth of Forth
- Spacious living room with traditional features
- Box room
- Bathroom with shower over the bath
- Secure door entry system and Gas central heating
- Ample permit parking
- Shared rear garden

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



Energy Rating C. Council Tax band E.

Included in the sale will be the beds, wardrobes and kitchen appliances. Other items may be available if required.

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 banking and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Bruntsfield Links and 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.