





## 30/2 Forbes Road, Edinburgh, EH10 4ED

### Description

Generously proportioned two bedroom and box room ground floor flat forming part of a Victorian stone tenement situated in the exclusive Bruntsfield area, slightly south of the City Centre. The property has been partially renovated and has excellent potential. It has many charming period features, high ceilings, traditional sash and case style windows and gas central heating. It also has direct garden access.

The accommodation comprises:

- Entrance hall with two storage cupboards
- Front facing sitting room with egg and dart corning, gas fire with original surround and shelved press
- Good sized front facing double bedroom with corning and cast-iron fireplace
- Box room
- Rear facing spacious double bedroom with corning and decorative fireplace
- The kitchen/dining room has been stripped out and requires reinstatement; it has a large pantry style cupboard, cupboard housing the gas central heating boiler and there are French doors leading out to the well tended communal gardens
- The bathroom is fitted with WC, wall hung wash basin with vanity unit, bath with mains pressure shower over and heated towel rail; tiled flooring and partially tiled walls



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

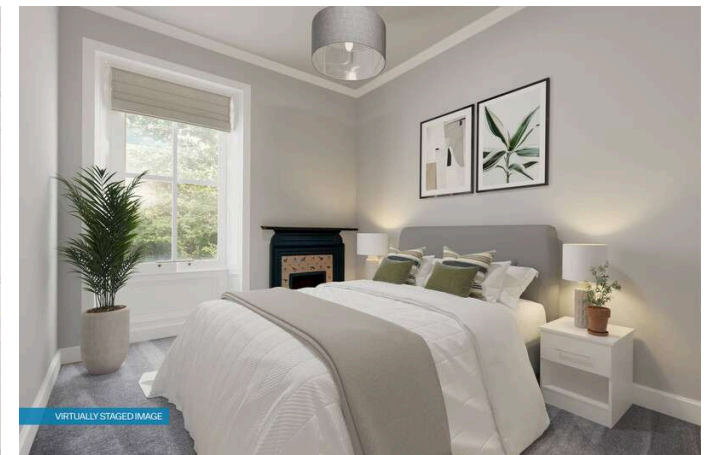


EPC RATING  
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### Outside and gardens

There is a pleasantly landscaped and well tended large shared garden to the rear of the tenement. It is mostly laid to lawn and has clothes lines for drying clothes.

### Location

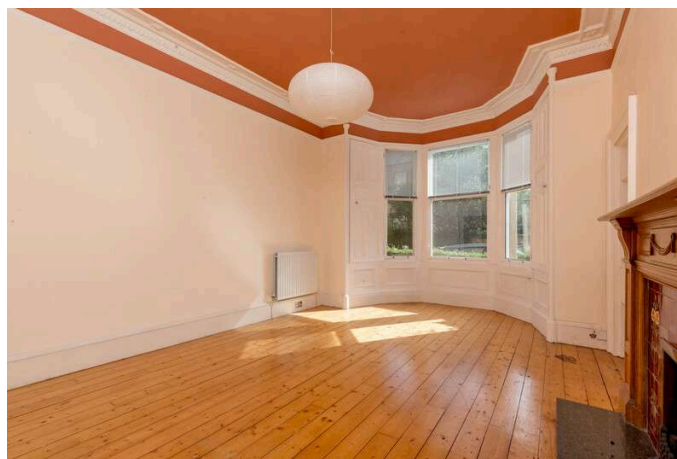
The property is situated in the prime residential area of Bruntsfield, on the south side of the City Centre and close to The Meadows. The local area offers residents a wide range of shops, cafes, restaurants and other amenities. Further shopping including a Waitrose and M&S Food is available in neighbouring Morningside. The City Centre is readily accessible by foot or via regular public transport services. It is conveniently placed for Edinburgh University and Napier University. The property also benefits from being within the catchment area of highly regarded local primary and secondary schools. Leisure and recreational facilities such as the Royal Commonwealth Pool, Bruntsfield Links, Cameo Picturehouse, Dominion Cinema and King's Theatre are only a short distance away.

### Extras

The fixed floor coverings, light fittings and blinds are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



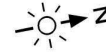




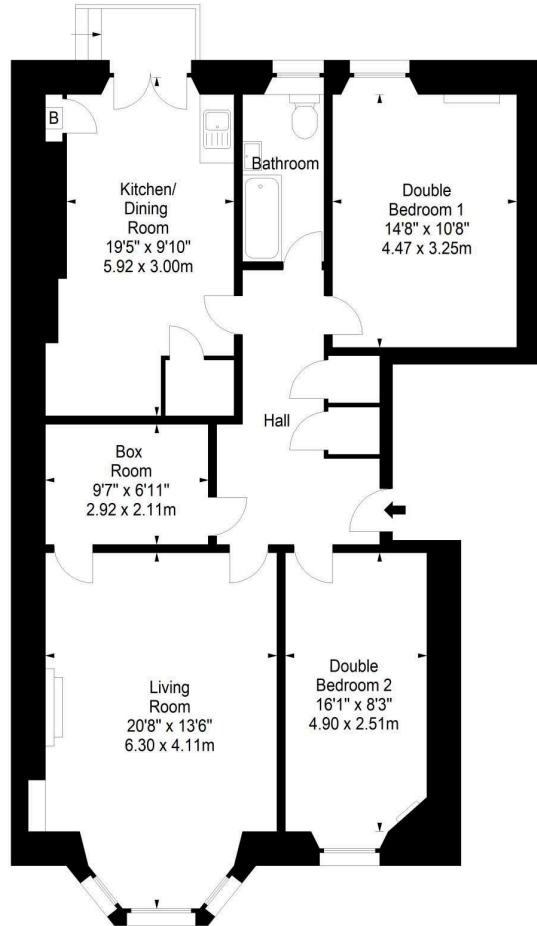




Forbes Road,  
Edinburgh,  
Midlothian, EH10 4ED



Approx. Gross Internal Area  
1052 Sq Ft - 97.73 Sq M  
For identification only. Not to scale.  
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Ground Floor

**DMD** | SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)

T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

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