


COULTERS[©]

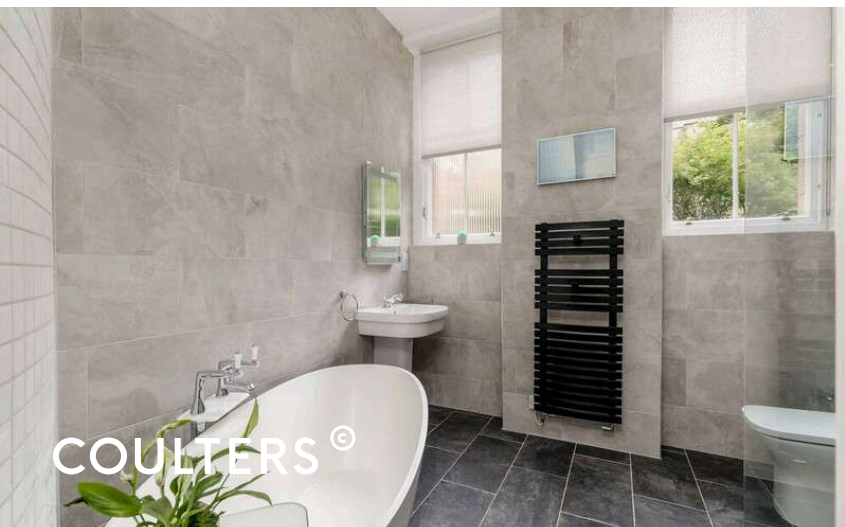
20/2 BRUNTSFIELD AVENUE

BRUNTSFIELD, EDINBURGH, EH10 4EW

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated on the ground floor of a C-Listed Victorian tenement, this is a well-presented apartment which has been reconfigured and upgraded in recent years. Positioned on a quiet side street just off Bruntsfield Place, residents experience the best of both worlds with a peaceful setting and easy access to local amenities as well as the city centre.

Inside, at the rear of the property, there is a stylish open plan kitchen and sitting room with underfloor heating and direct access through French doors to the shared garden. The kitchen is fitted with handleless white cabinetry, breakfast bar, and integrated appliances that include a dishwasher, fridge/ freezer, oven, hob, and an angled extractor hood. A handy pantry cupboard just off the kitchen is plumbed for a washer/ dryer and provides excellent storage.

The principal bedroom is spacious and benefits from a lovely bay window, fireplace and electric remote operated blinds. There is a second double bedroom with working shutters.

KEY FEATURES



Stylish ground floor flat



Two double bedrooms



Direct access to shared garden



Permit holder on-street parking



Located in the popular area of Bruntsfield



Independent retailers and cafes nearby



Unlike narrow traditional Edinburgh tenement bathrooms, the bathroom within this property has been modified to comfortably fit a four piece suite that includes a luxurious freestanding bath and walk-in shower, complimented by underfloor heating.

The property is fitted with gas central heating operated by NEST and has single glazed sash and case windows.

There is a well-kept enclosed, shared rear garden with drying line and lawn and the area of ground to the front, belongs solely to this property. Permit parking is available on street.





THE LOCAL AREA

Bruntsfield is a beautiful conservation area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis.

There are a host of highly-rated schools and educational institutions in the nearby area including Bruntsfield Primary School, Boroughmuir High School, Napier University and The University of Edinburgh. Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh.

EXTRAS

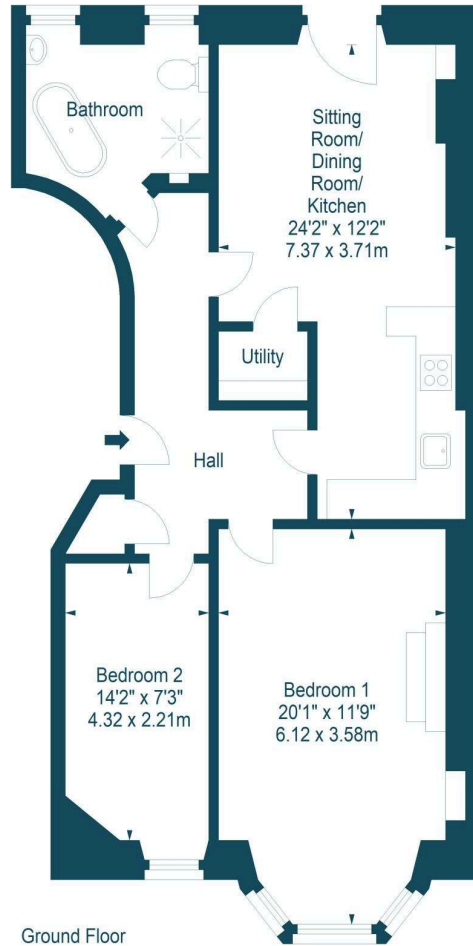
All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. The mounted TV in the sitting room is NOT included in the sale.



Bruntsfield Avenue,
Edinburgh,
Midlothian, EH10 4EW



Approx. Gross Internal Area
802 Sq Ft - 74.51 Sq M
For identification only. Not to scale.
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Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.