

COULTERS

# 31/12 BRUNTSFIELD AVENUE

BRUNTSFIELD, EDINBURGH, EH10 4EN

1 BED

1 BATH

2 PUBLIC



## TAKE A LOOK INSIDE

Situated on the top floor of a traditional Victorian tenement, this is a particularly spacious one bedroom flat with far reaching views over the city, towards the Forth bridges and as far as Fife. The accommodation is extremely generous and is beautifully presented throughout.

There is a classic, bay windowed living room with an unobstructed view, ornate cornicing, fireplace and gas fire. The kitchen is fitted with modern white gloss units, breakfast bar, window seat, and recessed dining area. The design of the kitchen is both attractive and practical with a large pantry cupboard and utility area. With a bright south facing aspect, the double bedroom is very well-proportioned with ample room for furniture as well as having the benefit of a built-in cupboard. The room next door is currently set up as a luxurious dressing room but it would equally make an ideal study.

## KEY FEATURES



Extremely spacious one bedroom flat



Top floor position with stunning views



Large versatile box room



Shared gardens to the rear



Permit parking available



Independent shops, cafes and restaurants a short stroll



Further room is available for home working in the large hallway. A stylish, neutral bathroom with three piece suite, overhead shower and tiled floor, completes the accommodation.

The property is fitted with gas central heating and single glazed sash and case windows.

There is a well-kept shared rear garden with drying line and lawn. 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.

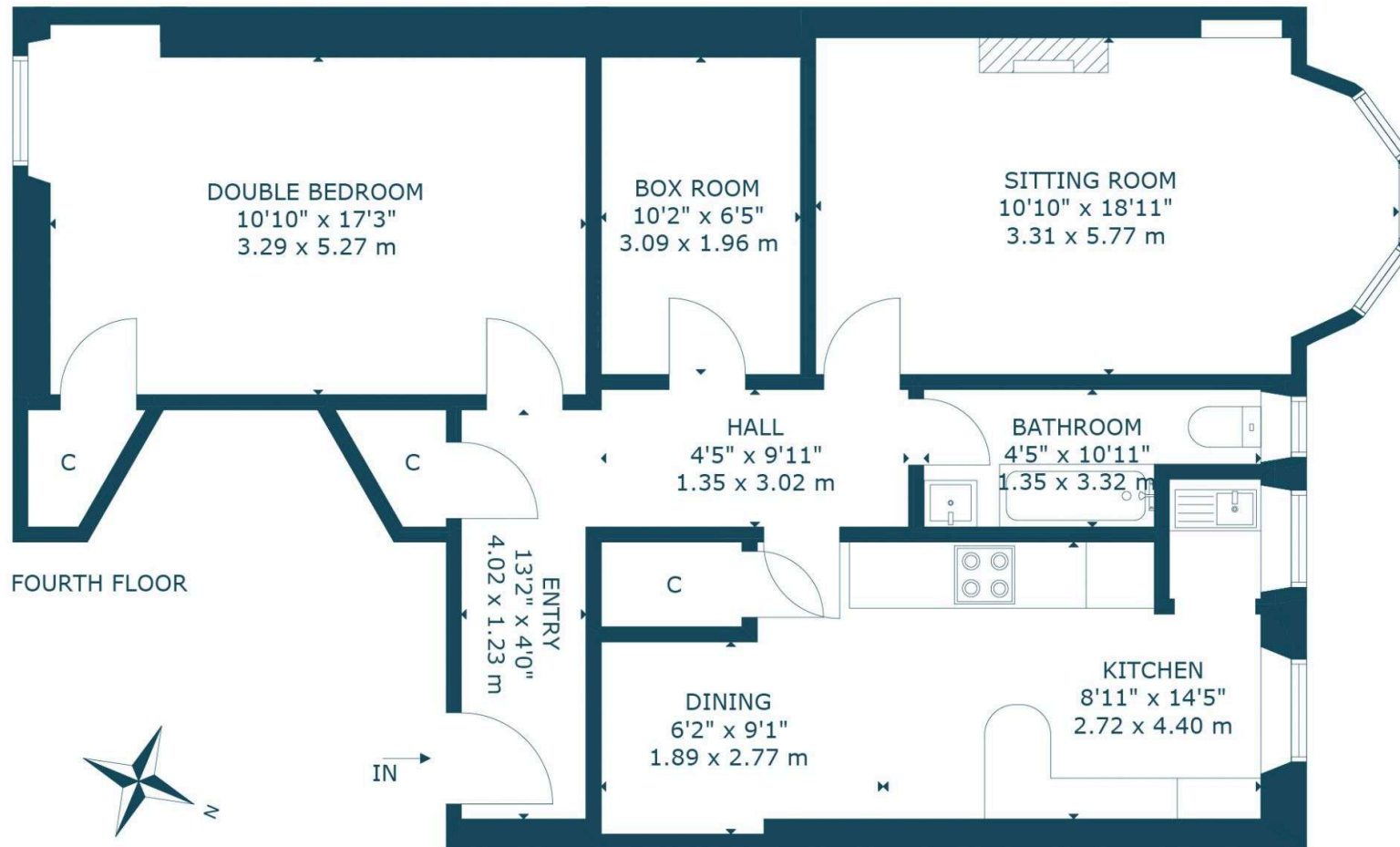
The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis. There are a host of highly-rated schools and educational institutions in the nearby area including Bruntsfield Primary 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, light fittings, fitted flooring, dressing room units, washing machine, fridge freezer and integrated appliances are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 867 SQ FT / 81 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.