

COULTERS<sup>©</sup>

# 163/8 BRUNTSFIELD PLACE

BRUNTSFIELD, EDINBURGH, EH10 4DG



3 BED



1 BATH



2 PUBLIC





## TAKE A LOOK INSIDE

Situated in the heart of Bruntsfield, 163/8 Bruntsfield Place is an exceptionally spacious, superbly proportioned and well-presented three-bedroom 4th (top) floor flat. The home stylishly embraces period features, with contemporary finishes.

With fantastic amenities on your doorstep, delightful views, great transport links to the city centre and well-regarded schools in the area, this is a rare opportunity to purchase such a large property that would make the ideal home for professionals and families alike.

## KEY FEATURES



Spacious top floor apartment.



Three double bedrooms and two versatile box rooms.



Well maintained shared rear garden.



On street permit parking.



Universities and excellent schools close by.



Independent shops, cafes and restaurants on the doorstep.

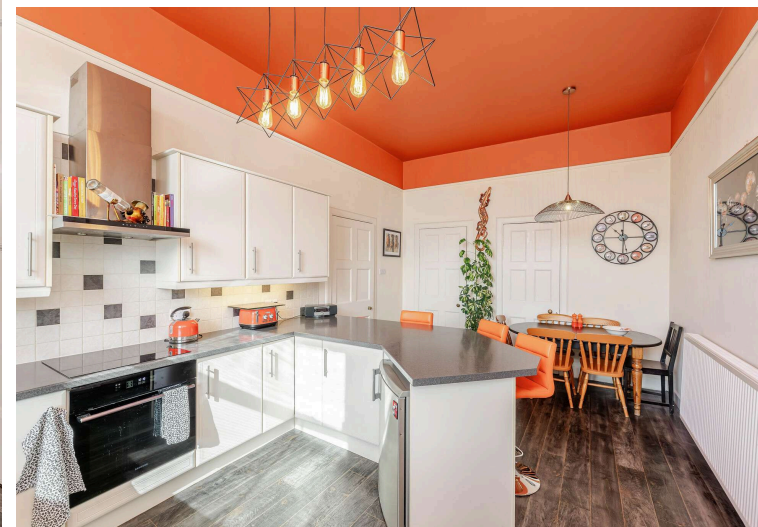


EPC Rating - D



Council Tax Band - E





This substantial, generously proportioned accommodation is flooded with natural light, the centrepiece of which is the beautiful, large sitting room with decorative cornice work and a picture rail overhead, whilst an ornate, detailed fireplace creates a focal point in the room. To the rear, enjoying fabulous views to the Pentlands is a bright, spacious dining kitchen equipped with ample wall and base cabinets, worktops and a peninsular breakfast bar for casual dining as well as accommodating space for a dining set. This is a warm inviting space for family and friends to come together in the heart of the home. There is also a practical utility room off, housing the boiler, appliances, Belfast sink and a useful pulley clothes drier.

There are three engaging, generously sized double bedrooms, all with gorgeous fireplaces creating attractive features, with the master bedroom retaining a working fireplace.







## CONTINUED...

A family sized bathroom (with electric shower over the bath, WC and wash hand basin) and a wide, spacious hall completes the internal accommodation. Heating and hot water are provided by a gas central heating. Double glazing has been fitted at the front of the property. Storage within the home is plentiful with two large walk-in cupboards in the kitchen and one in the hallway, in addition there is a large storage area above the bathroom. There are two versatile box rooms (one currently fitted with a platform bed) both of which offer potential scope for development to suit. The property benefits from the attic space which may offer opportunities to create additional living space, subject to the relevant permissions being granted.

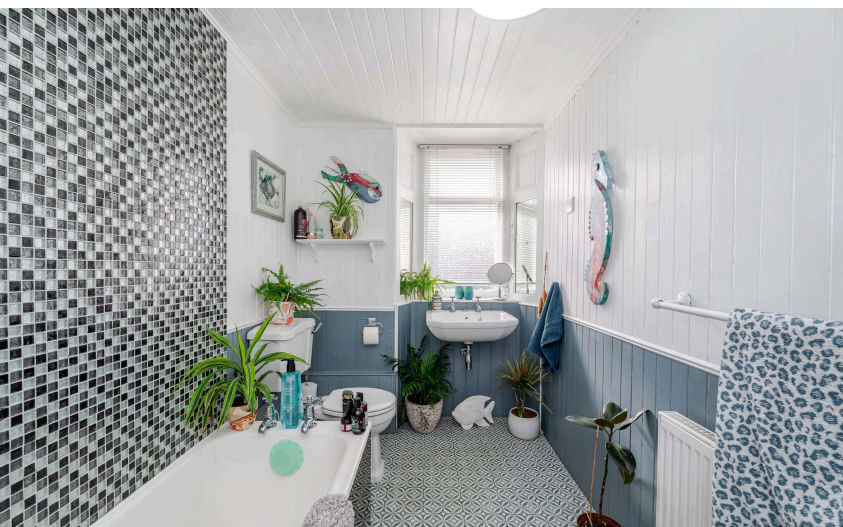
To the rear of the property, is a well maintained, spacious shared garden. Resident's permit holder & metered parking is available on the surrounding streets.

## EXTRAS

All light fittings, fitted flooring, the fridge/freezer, washing machine and integrated kitchen appliances are included in the sale price.

Please note that due to sentimental reasons, the light fitting in the kitchen over the dining table is not included in the sale and will be replaced with a standard pendant light fitting.













## THE LOCAL AREA

Bruntsfield is a highly desirable residential 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.

Bruntsfield is well-served by public transportation, with regular bus services to the city centre and other parts of Edinburgh.

The home is in the catchment area for Bruntsfield Primary School and St Peter's RC Primary School, then at secondary level, Boroughmuir High School and St Thomas of Aquin's RC High School (ranked 1st and 4th best performing state high schools in the city respectively in 2024). Further private school choices such as George Heriot's School and George Watson's College are also within walking distance. Edinburgh University's George Square Campus is a leafy stroll across The Meadows, whilst Napier University's Merchiston Campus is also close by.





