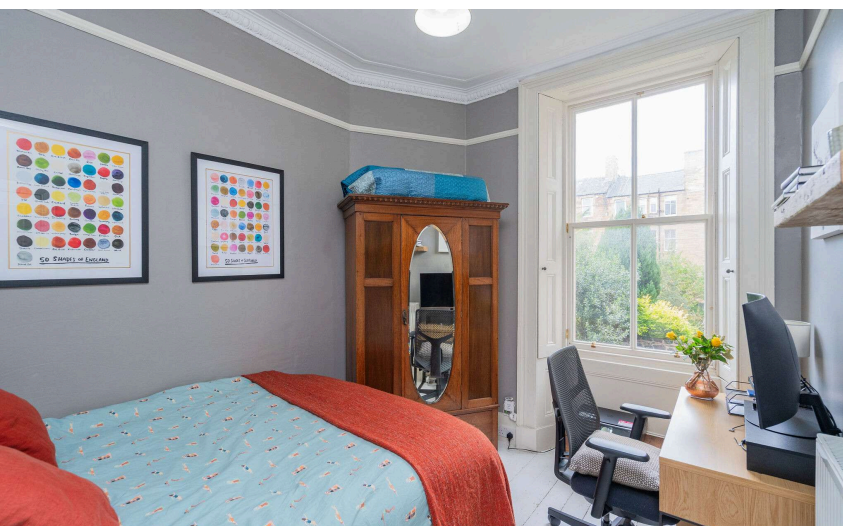


COULTERS[©]

5/1 HARTINGTON PLACE

BRUNTSFIELD, EDINBURGH, EH10 4LF

 3 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Located within the hugely desirable residential area of Bruntsfield's, 5/1 Hartington Place is an impressive three-bedroom garden apartment arranged over two levels, offering a rare combination of elegant period features, generous proportions, and direct access to a private rear garden.

The property's exceptional layout provides a true sense of space and flexibility, with well-considered accommodation spanning both the ground and lower ground floors. At the heart of the home lies a spacious open-plan kitchen and dining area, designed for both everyday living and entertaining. This bright and inviting space offers direct access to a substantial private garden—an increasingly rare feature in Edinburgh's sought-after inner suburbs. The seamless connection between indoor and outdoor spaces allows for a lifestyle that embraces al fresco dining, relaxed mornings, and private outdoor enjoyment throughout the seasons.

KEY FEATURES



Stylish and spacious garden flat.



Three bedrooms.



Private rear garden.



On street permit parking.



Within a short stroll of Bruntsfield amenities.



Located within the Boroughmuir High School catchment area.



EPC Rating - C



Council Tax Band - E



The principal bedroom, also located on the lower level, provides a luxurious and tranquil retreat. It is complemented by a generous walk-in wardrobe, offering ample storage without compromising the room's serene atmosphere. The fully tiled family bathroom has been finished to a high standard, featuring a full-sized bath with an overhead shower completes the accommodation on this level.

The ground floor plays host to a beautiful formal sitting room, complete with an ornate feature fireplace that serves as an elegant focal point. High ceilings, period cornicing, and large windows enhance the sense of light and grandeur throughout. Two further bedrooms offer flexibility for family living, guest accommodation, or home working, supported by stylish bathroom facilities and tasteful décor throughout. The ground floor further benefits from a well-placed WC.





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 center and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School and the Napier University.

EXTRAS

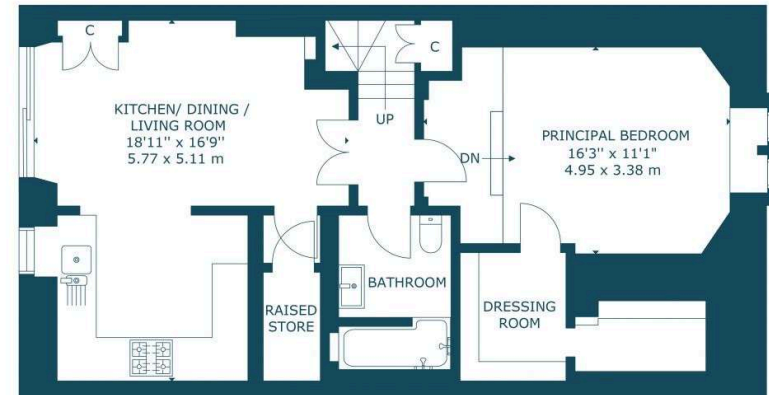
All blinds, light fittings, fitted flooring, blinds, curtains, fridge and integrated appliances are included in the sale price. The coat and key rack in the hallway is not included in the sale.







GROUND FLOOR



LOWER GROUND FLOOR

5/1 HARTINGTON PLACE, EDINBURGH, EH10 4LF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,120 SQ FT / 104 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.