



BRUNTSFIELD CRESCENT

Edinburgh, EH10

AN EXCEPTIONAL THREE BEDROOM APARTMENT

In a prime Bruntsfield location.



3 2 1



Permit C

Local Authority: The City of Edinburgh Council

Council Tax band: F

Tenure: Freehold

Offers Over: £650,000



DESCRIPTION

This is a beautifully proportioned and unique first-floor apartment, set within a prestigious and tranquil Victorian crescent overlooking the expansive greenery of Bruntsfield Links.

This impressive three-bedroom, two-bathroom home blends generous space, period charm, and contemporary design. The standout living space, a vast open-plan living, kitchen and dining area, offers a versatile, sociable layout with captivating park views through large sash windows. It boasts unique architectural features, with elegant fireplace, intricate cornice, and rare classically themed decorative panels above the picture rail.

All three spacious double bedrooms provide flexible accommodation—ideal for families, professionals or those working from home. The principal bedroom features a unique light filled en suite bathroom with underfloor



heating and a walk-in closet with loft storage above. The second bedroom has useful floor to ceiling storage space. The third bedroom offers an uninterrupted view of the Castle during the winter months and connects to the open plan living via a large door, extending the living space for family life or entertainment.

A modern family bathroom and a ventilated utility room complete the internal space. Ample storage, working shutters, draft-proof windows, wooden floors, and refined finishes add a practical touch.

Positioned in the heart of Bruntsfield, one of Edinburgh's most desirable residential areas, the property is moments away from boutique shops, cafés, and excellent schooling, with easy access to the city centre and transport links.

This is a rare opportunity to acquire a substantial apartment with both character and comfort, in a prime location with uninterrupted green views.

LOCATION

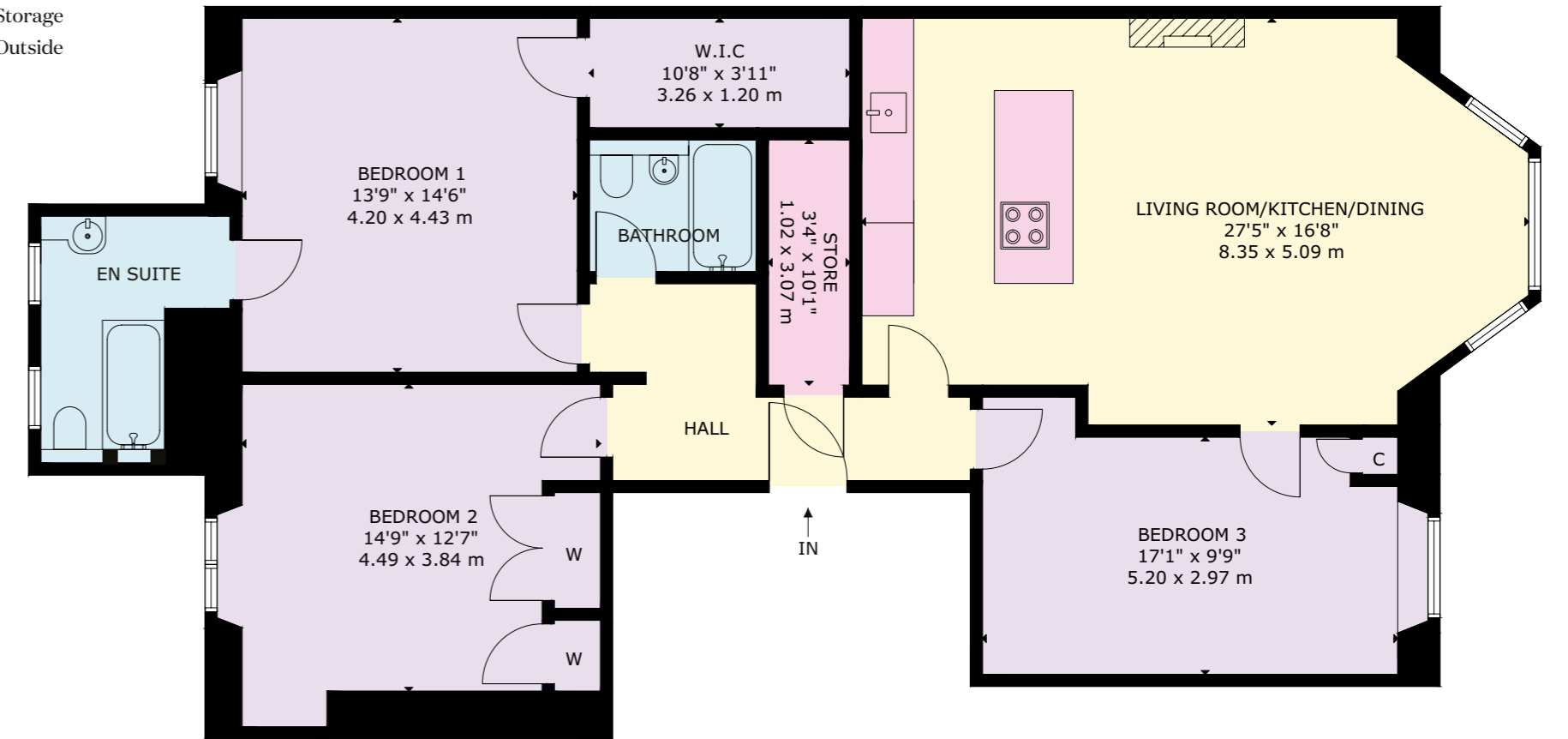
Bruntsfield Crescent is a sought-after residential cul-de-sac directly facing the wonderful open space of Bruntsfield Links. The property is located in the extremely popular Bruntsfield area of Edinburgh, which lies to the south of the city centre. The area has a vibrant and prosperous community with handsome houses and a wide variety of shops, cafés, restaurants and theatres nearby.

Within easy reach are several golf courses, tennis clubs and bowling greens. In addition there are plenty of walking opportunities in the Pentland Hills, Holyrood Park, Braid Hills, Blackford Hill, and the Hermitage of Braid.

Edinburgh is renowned for its public and private sector schooling including George Watson's College, George Heriot's, Boroughmuir High School and Bruntsfield Primary School, all of which are within easy reach. The City Bypass is a short drive away offering direct access to the Forth Road Bridge, Edinburgh International Airport and most arterial routes.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



I would be delighted
to tell you more.

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