

8/2 GREENHILL TERRACE

BRUNTSFIELD, EDINBURGH, EH10 4BS



3 Glenfinlas Street, Edinburgh, EH3 6AQ
T 0131 225 1200 | E property@murraybeith.co.uk
www.murraybeith.co.uk



MURRAY
BEITH
MURRAY

Traditional C-listed

first-floor Victorian flat

Part of a prestigious conservation area, this two-bedroom first-floor flat occupies an enviable position in Bruntsfield as part of a C-listed Victorian terrace with yellow sandstone ashlar dressings and unique Frenchfield dormer windows.

General Features

- A traditional C-listed first-floor Victorian flat
- Sought-after conservation area in Bruntsfield
- Neutral interiors with lovely period features

Accommodation Features

- Secure telephone-entry system
- Welcoming hall with built-in storage
- Living/dining room with south-facing bay window
- Well-appointed breakfasting kitchen
- Two spacious and airy double bedrooms
- Modern shower room with three-piece suite
- Gas central heating and traditional sash windows
- Select working window shutters that are lockable

Exterior Features

- Set within easy reach of iconic green spaces
- In a controlled permit parking area (Zone S2)



M

Welcome to a two-bedroom first-floor Victorian flat in sought-after Bruntsfield, offering the spacious architecture and charming original details typical of its era, along with lightly decorated interiors and quality finishings.



The city home enjoys large rooms with high ceilings and neutral decoration throughout, adding to its strong appeal. Period features add further character, particularly in the expansive living/dining room which perfectly captures the charms of Victorian sensibilities. The breakfasting kitchen offers excellent storage, while the two double bedrooms ensure flexible space for small families and professionals alike. A modern shower room completes the interiors. Altogether, this property is a beautiful home in a highly desirable location, just a brisk walk from the heart of Edinburgh city centre.

Step inside

*a charming city home
with Victorian character*



The flat is accessed via a secure telephone-entry system and a traditional shared stairwell that is neatly maintained. Opening the front door, you are warmly invited into the home by an entrance hall, defined by crisp white décor which is brightened by varnished wooden floorboards and four-panel timber doors. A built-in cupboard helps create a clutter-free welcome too.

Living/dining room

with south-facing bay window





Refined and elegant

The living room immediately catches the eye with its wealth of period features

Here, the most exquisite cornice work highlights the lofty ceiling, while a south-facing bay window brings leafy views inside, its curvature forming the perfect dining spot. The understated décor adds to the room's refinement, along with the picture frames and rail. The handsome traditional fireplace has an electric fire. Spanning just under 367 square feet, this reception area promises lots of space for furniture and various layouts as well.



Charming breakfasting kitchen

Next door to the living area, the breakfasting kitchen also enjoys a south-facing aspect, the window framed by working wooden shutters and a touch of colour from stained-glass art. The white base and wall units are arranged in a galley style, providing ample cabinet storage alongside downlit worksurfaces in stone effect. Splashback tiles (with floral motifs) frame the worktops, while clever storage to the rear offers further practicality. Thanks to its layout, there is plenty of space in the centre for a breakfast table and chairs, creating a delightful locale for morning coffee.

M





Gas central heating provides year-round comfort, while traditional sash and case windows ensure the accommodation is bathed in lots of natural light. Furthermore, most of the window shutters are in working order, and they are lockable too.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

M

Splashback tiles (with floral motifs) frame the worktops, while clever storage to the rear offers further practicality



Two double bedrooms



Promising a quiet night's rest

The two double bedrooms are set side by side to the northern section of the home. Both have spacious footprints and tranquil garden outlooks, with sash windows adding to the airy ambience. The two rooms are further enhanced by neutral décor and soft carpets, ensuring a comfortable environment that fosters a peaceful night's rest.

The principal bedroom

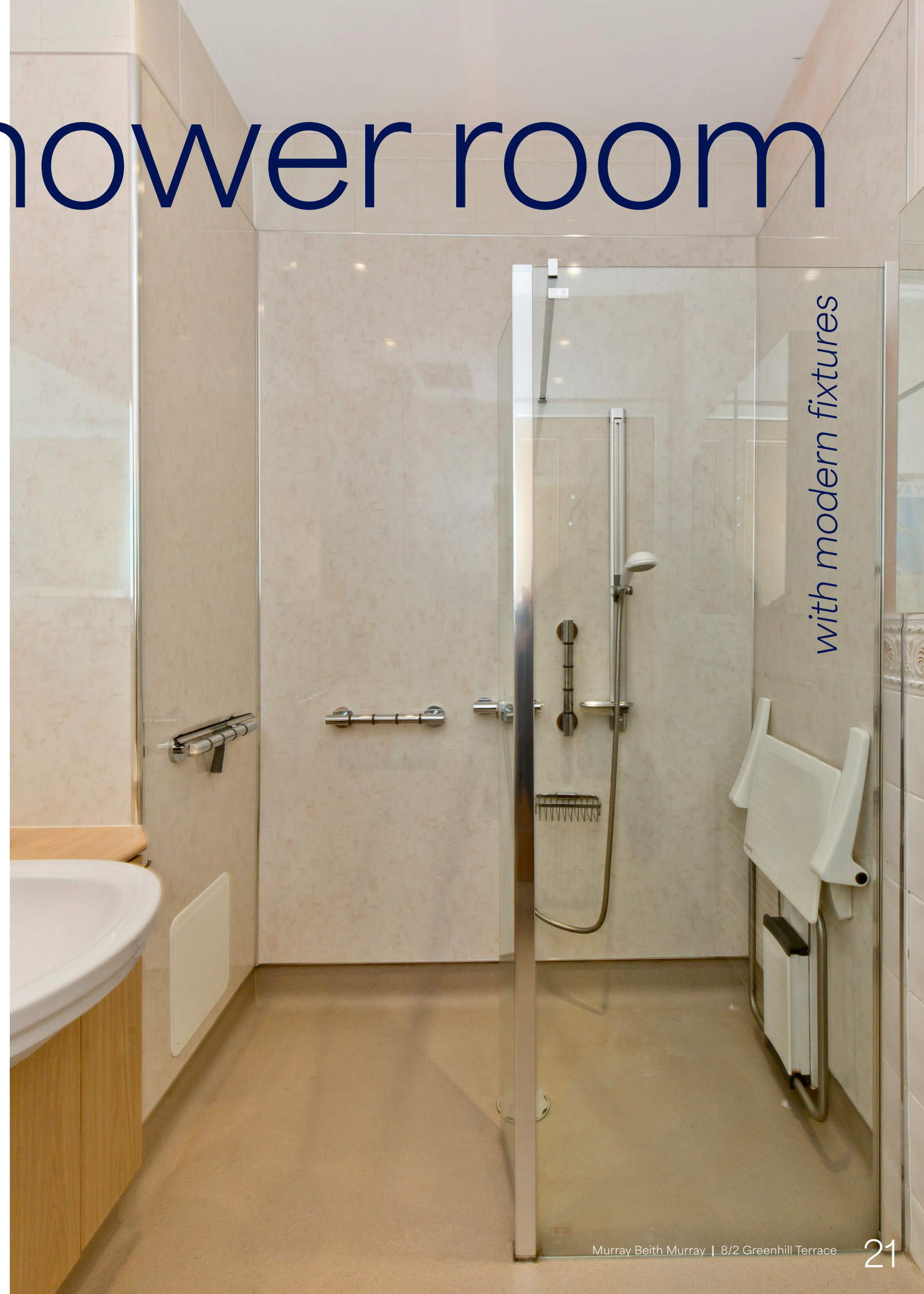
The principal bedroom has additional practicality thanks to generous shelving and an Edinburgh press cupboard. The intricate cornice work provides a final flourish of period charm.



Spacious shower room



The three-piece shower room is conveniently located between the living area and principal bedroom. It is an excellent size too. It features a WC suite linked by a countertop and cabinet storage, a large fitted mirror, and a walk-in shower area with a foldable seat for accessibility.



Close to Edinburgh's best-loved green spaces

The property is just a brief stroll from the sprawling greens of Bruntsfield Links and The Meadows. A little further from home, yet still within brisk walking distance, the Hermitage of Braid and Blackford Hill Nature Reserve provide further opportunities for enjoying a slice of nature, along with some amazing views

over the capital. Likewise, the base of the iconic Arthur's Seat and Salisbury Crags can be reached in around 30 minutes on foot as well, ensuring homeowners have easy access to some of Edinburgh's most cherished outdoor spaces. The property also falls within a controlled permit parking area (Zone S2).





Bruntsfield

Edinburgh

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quartermile. Outdoor leisure and recreation opportunities abound with the

much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crags are also nearby for brisk walks and stunning skyline views over the capital. The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield offers highly-regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

Property Name

8/2 Greenhill Terrace

Location

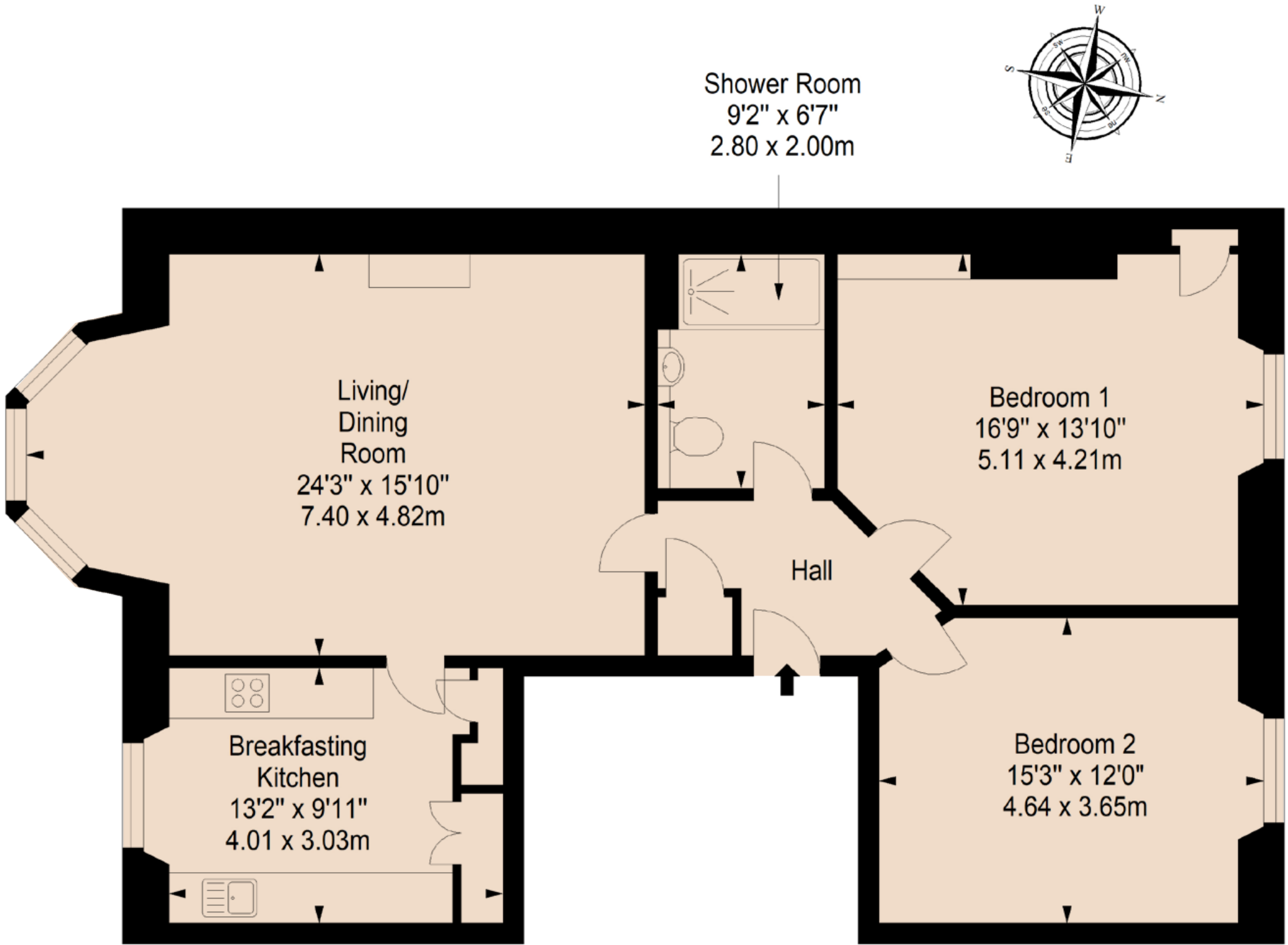
Bruntsfield, EH10 4BS

Approximate total area:

93.8 sq. metres (1009.7 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

First Floor





MURRAY
BEITH
MURRAY

3 Glenfinlas Street, Edinburgh, EH3 6AQ | T 0131 225 1200
E property@murraybeith.co.uk | www.murraybeith.co.uk

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.