

COULTERS[©]

1 (1F2) LEAMINGTON PLACE

BRUNTSFIELD, EDINBURGH, EH10 4JR

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located in one of Bruntsfield's most sought-after pockets, this beautifully presented first floor flat forms part of a handsome traditional tenement. Thanks to its rare end-of-terrace triple aspect, this quiet and spacious home is filled with natural light and abundant period character.

A secure entry and shared stair lead to a welcoming hallway complete with thoughtful storage. The impressive double fronted living room showcases elegant original features including ornate cornicing, timber panelling, a press cupboard and an attractive fireplace. The modern kitchen features ample wall and base cabinetry and comes fully equipped with a gas hob, electric oven, fridge/freezer, washing machine and dishwasher.



First-floor traditional tenement.



Rare triple-aspect layout.



Three generous double bedrooms.



Sunny communal garden with established borders.



Unrestricted residents parking on private lane.



Top-tier state & private school options.



EPC Rating - C



Council Tax Band - D



There are three delightful double bedrooms. The generous principal bedroom enjoys a peaceful outlook and is enhanced by a charming stone mantelpiece. The remaining two bedrooms are equally well proportioned, retaining attractive period details like cornicing and picture rails. The accommodation is completed by a contemporary shower room with a large walk-in enclosure and heated towel rail.

Further benefits include gas central heating, double glazing throughout and historic HMO compliance making it a versatile purchase for families, professionals or investors.

To the rear is an inviting, sunny shared garden and drying green with established borders. Unrestricted residents parking on the private Leamington Place is a major bonus in this central location, complemented by standard permit parking on surrounding streets.





THE LOCAL AREA

Bruntsfield remains one of Edinburgh's most desirable residential neighbourhoods, renowned for its vibrant village atmosphere. The area offers an outstanding selection of independent shops, cafes, bars, and popular restaurants. Everyday shopping is well catered for with a nearby Tesco Metro, Sainsbury's, M&S and Waitrose.

Green open spaces are plentiful with Bruntsfield Links, The Meadows and the Union Canal right on your doorstep, providing scenic walking and cycling routes.

Ideal for families, the property sits within the catchments of highly regarded Bruntsfield Primary and Boroughmuir High schools, with the city's top private options also close by. The University of Edinburgh and Napier University are easily reached, and regular bus services ensure quick city centre access - also reachable on foot in under 15 minutes.

EXTRAS

All fitted floor coverings, blinds, light fittings and integrated kitchen appliances are included in the sale. Other items may be available via separate negotiation.

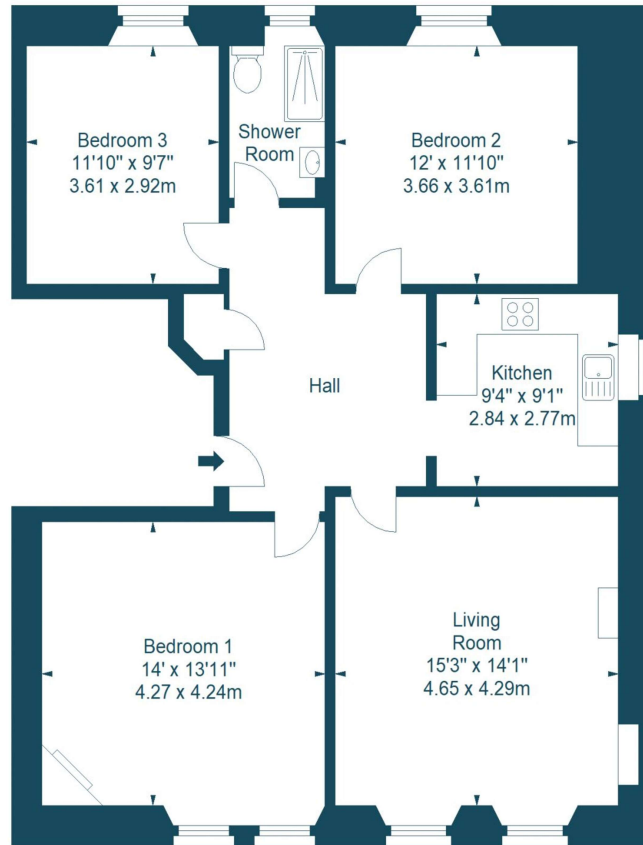
HOME REPORT VALUATION: £450,000



Leamington Place,
Edinburgh,
Midlothian, EH10 4JR



Approx. Gross Internal Area
1055 Sq Ft - 98.00 Sq M
For identification only. Not to scale.
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First Floor

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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.