



Elegant, and with wonderful views

Four-bedroom, top floor flat



Set on the edge of prestigious Bruntsfield Links, this elegant, south facing four-bedroom, C-Listed, top floor flat presents a fantastic opportunity to create a truly exceptional home in one of Edinburgh's most sought-after neighbourhoods. Retaining an abundance of stunning period features, the property offers generous and flexible accommodation, beautiful leafy outlooks and immense potential for modernisation and personalisation. The impressive lounge enjoys wonderful views across Bruntsfield Links and showcases intricate cornicing, exquisite ceiling detailing, an Edinburgh Press, a fireplace and traditional working shutters, creating a superb entertaining and living space filled with natural light. A spacious dining kitchen is fitted with a range of units and appliances, with ample room for family dining. Traditional features continue here, including a useful storage cupboard and classic ceiling pulley. The versatile principal bedroom, which could equally serve as a second reception room, benefits from working shutters, intricate cornicing, a lovely marble fireplace, Edinburgh Press and a leafy rear outlook with a glimpse of Edinburgh Castle. There are two further generous double bedrooms - one featuring an original wash hand basin and both have attractive fireplaces - together with a single bedroom ideal for a child's room or guest accommodation, and all have working shutters. The property also offers a bathroom with skylight, a separate shower room with window, and a handy box room providing an ideal home office or study space. There is a particularly attractive, landscaped communal garden for residents to enjoy. Further enhancing the appeal is the property's enviable location, with an outstanding selection of independent shops, cafés and restaurants nearby, excellent transport links across the city, and the open green spaces of Bruntsfield Links quite literally on the doorstep. A rare opportunity to acquire a characterful period home with exceptional potential in the heart of Bruntsfield.

Key Features

Communal entrance

Hallway with storage

Lounge

Dining kitchen

Master bedroom or second living room

Two double bedrooms, and further single bedroom

Bathroom and a shower room

Sash and case windows

Electric heating (main gas supply at door of flat)

Communal garden and permit parking



Bruntsfield

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent range of amenities including fashionable bars, cafes, restaurants, banks and convenience and speciality shops, as well as the King's Theatre, Dominion cinema, leisure facilities and children's play areas close by. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for Edinburgh University and Napier University. There are beautiful green spaces close by at The Meadows, which has excellent tennis courts and Bruntsfield Links, which has a pitch and putt. Edinburgh city centre can be reached on foot in under fifteen minutes, and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for with a good choice of well-regarded state and public schools close by such as James Gillespie's, George Watson's College and Heriots.



Extras

All fitted floor coverings, curtains (except lounge curtains), light fittings, oven, hob, washing machine, dishwasher and fridge are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

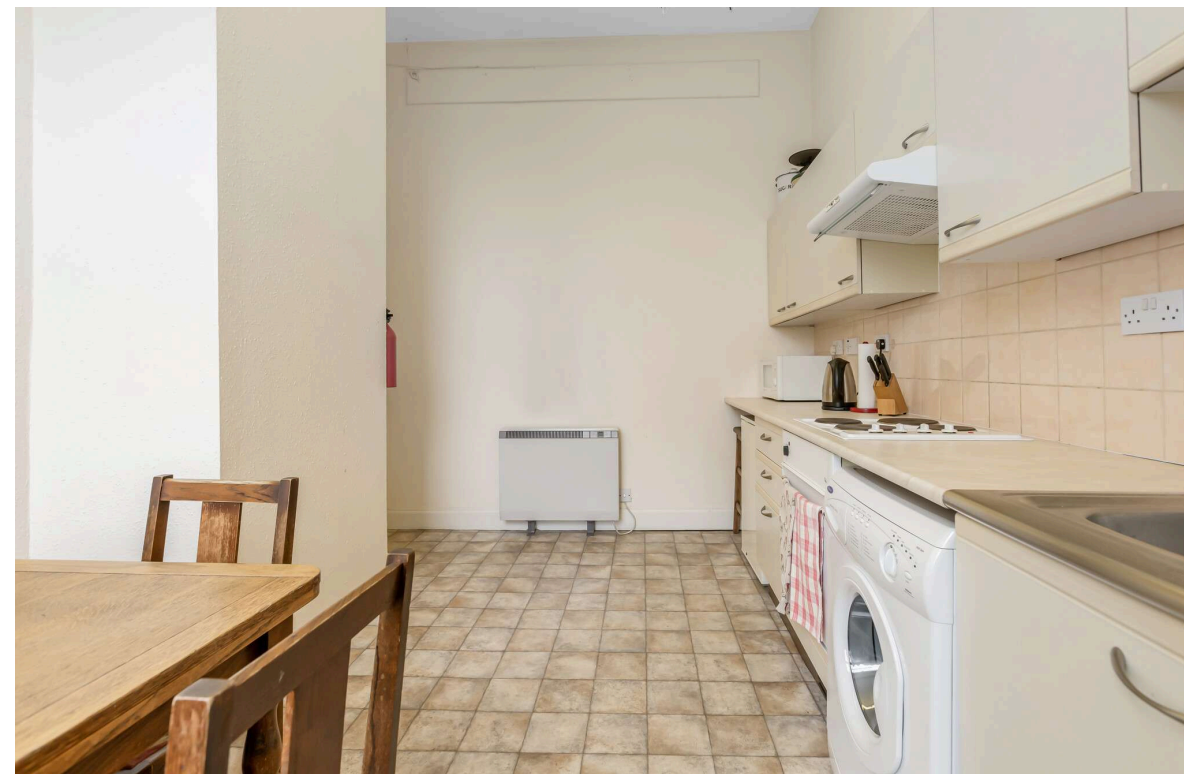
£600,000

EPC Rating

E

Tenure

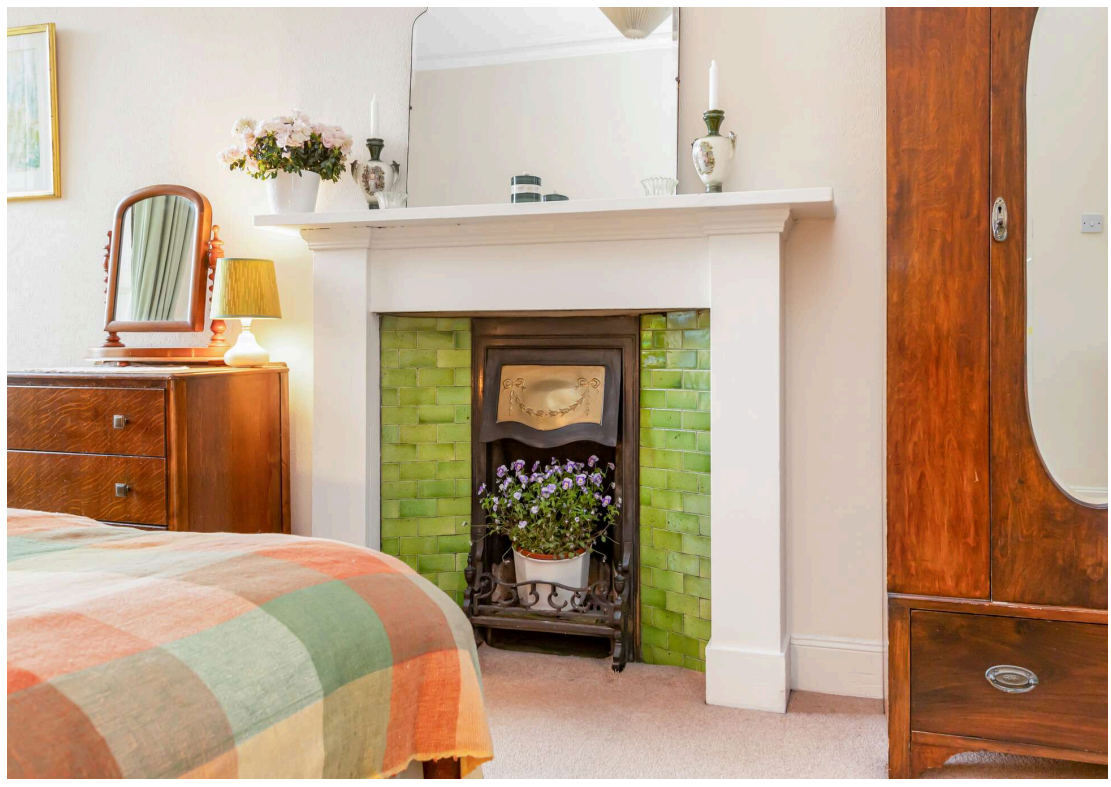
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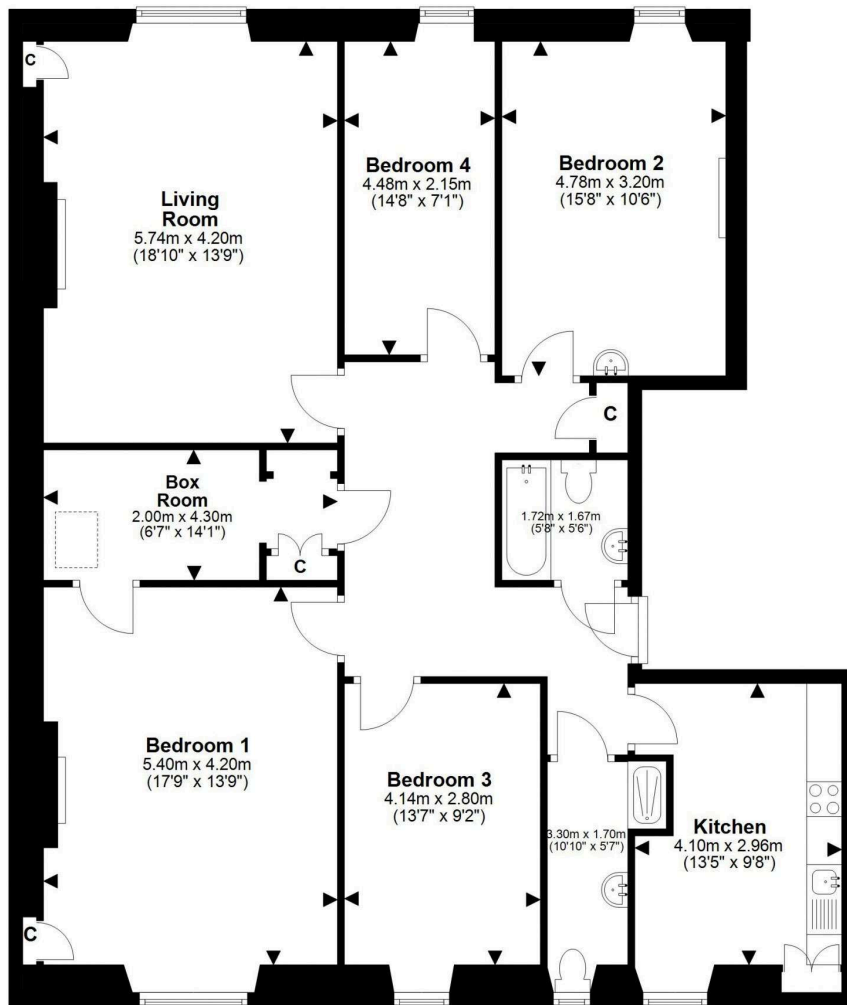












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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