



6/1

Westhall Gardens,
Bruntsfield, Edinburgh,
EH10 4JQ

FOR SALE

AN EXCEPTIONAL GROUND AND GARDEN CONVERSION FORMING PART OF AN END TERRACED VICTORIAN VILLA, OFFERING A VERSATILE, SPACIOUS FAMILY HOME OF CHARACTER WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA.

Features.

- 🏠 Hall
- 🪴 Lounge with bay window, original fire surround and gas fired stove
- 🍴 Fitted Kitchen
- 🛏 Dining/Sitting room with recess captain's bed
- 🚿 Luxury new bathroom with dual shower
- 🛏 Three bedrooms
- 🚿 Utility room
- 🌳 Private front garden
- ☀ Sun trap private rear garden with patio and lawned area
- 🔥 Gas fired combination central heating
- 🔲 Partial double glazing
- 🚪 Working shutters
- 📦 Generous storage space
- 🛡 Security alarm
- 🚗 Zone 8 Resident Permit Parking



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Property Summary.

The subjects comprise a Victorian ground and garden level conversion which forms part of an end terraced villa within a prime residential location.

Internally, this is an exceptionally well proportioned spacious home laid over two floors. The elegant Lounge is enhanced by stripped original woodwork, an original cornice and fire surround, working shutters and a sanded floor.

To the rear of the property is a fully fitted kitchen with Dining/ Sitting room which incorporates a recess with high level captain's bed. This room could be designed into a Dining Kitchen with utility room off.

There are three generous bedrooms with a fabulous newly completed bathroom enhanced by designer tiling, brass fixtures and dual shower over the bath.

A gas fired combination central heating boiler serves panelled, ladder and column radiators throughout and an instant domestic hot water supply, complemented by some working shutters and partial double glazing. A gas fired stove in the Lounge complements the above and adds to the ambience of this home.

Finally, generous storage accommodation is provided, a security alarm and entry phone security system serve the property.





Gardens.

Private garden area to the front which screens and sets the property back from street level. To the rear is an exceptional fully enclosed private garden which incorporates a large patio area with terraced lawn beyond. Outside water tap and garden shed. This area does offer superb potential to incorporate a rear extension, home office or sun room. (This would be subject to planning permission).

Extras.

All fitted carpets, blinds, light fittings (with the exception of the Lounge pendant), the gas fired stove, hob, double oven, dishwasher, fridge/freezer and garden shed. (all appliances will be sold as seen with no warranty or guarantee as to their working condition).

Parking.

Permit parking Zone 8

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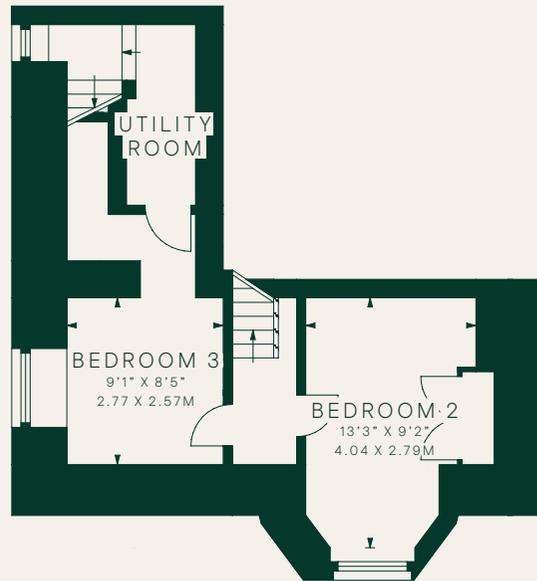
Floor Plans.

For illustrative purposes | Not to scale

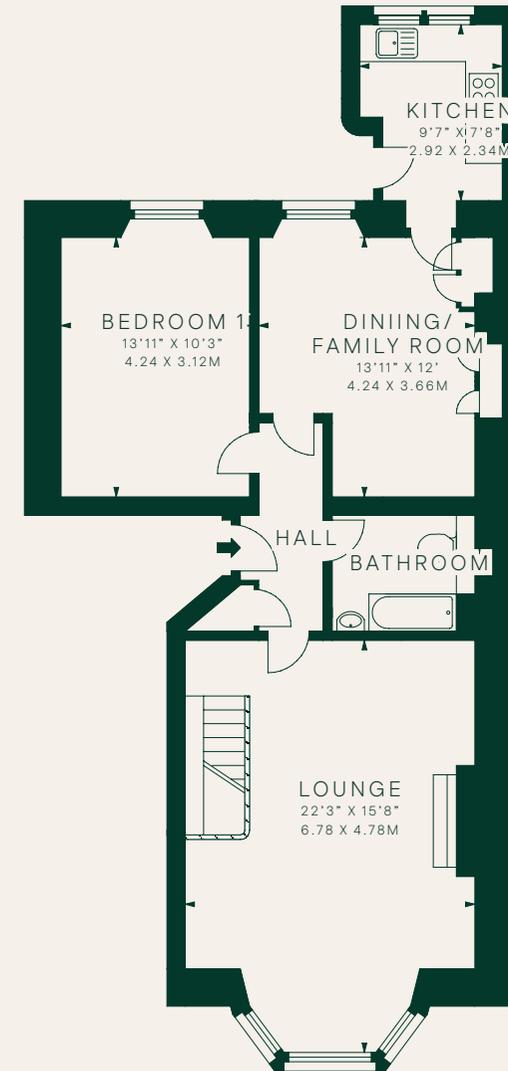
Approximate Gross internal Area: 1178ft² / 109.44m²

COUNCIL TAX BAND | F

ENTRY | Negotiable



LOWER GROUND FLOOR



GROUND FLOOR



Location.

The subjects are located within the highly regarded Bruntsfield district of the City, which is one of the most vibrant and sought after areas on the South side. The immediate area is host to a fantastic variety of artisan boutiques, coffee shops, bakers, a Tesco and Sainsbury local store. Neighbouring Morningside also offers a first class alternative of retail outlets including a main Waitrose and Marks & Spencer's food hall.

First class schooling which ranges from nursery through to secondary schools are within the vicinity, Bruntsfield Primary school immediately on hand, with Boroughmuir also within close proximity. The private schools of George Watson's College, Heriots and Merchiston Castle school are also a short distance away. Edinburgh and Napier Universities are also within walking distance.

The area offers a superb variety of recreational amenities catering for all age groups. The wonderful open areas of Bruntsfield Links and The Meadows offer a variety of attractions all year round. The Kings Theatre, The Union Canal walkway, The Dominion Cinema, Churchill Theatre and a library are just a few of the choices on hand.

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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. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

