

COULTERS[©]

220/5 BRUNTSFIELD PLACE

BRUNTSFIELD, EDINBURGH, EH10 4DE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within an attractive traditional tenement in the heart of Bruntsfield, this bright second-floor flat enjoys an enviable position surrounded by an excellent choice of independent shops, cafés, restaurants and green spaces. The property combines period character with modern upgrades including a beautifully finished bathroom and is likely to appeal to a first-time buyer, professional couple or those seeking a well-placed city home.

The spacious open-plan living/dining room provides a sociable setting for both relaxing and entertaining, with a comfortable seating area and dining space alongside the kitchen. A fireplace adds character to the room, while the twin windows bring in plenty of natural light. The kitchen is fitted with a range of wall and base-mounted cabinetry, providing good storage and worktop space together with a freestanding cooker, extractor and under counter fridge.

KEY FEATURES



Second floor flat in the heart of Bruntsfield.



Shared gardens to the rear.



Short distance from the city centre.



EPC Rating - D



Two spacious double bedrooms.



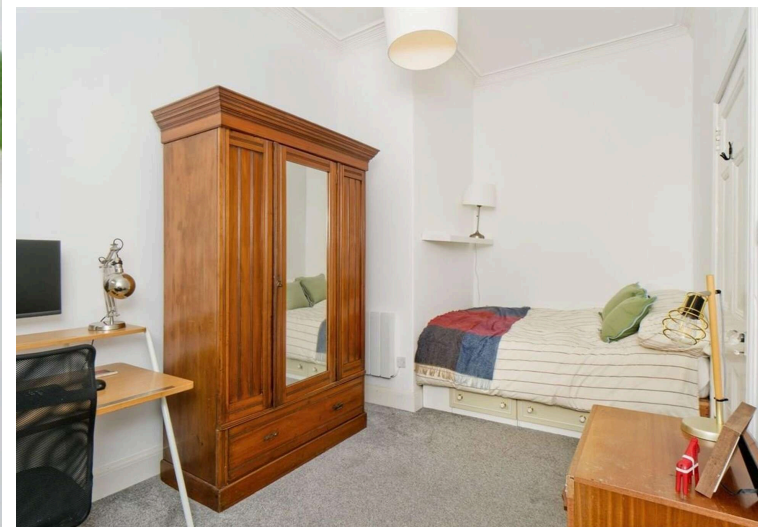
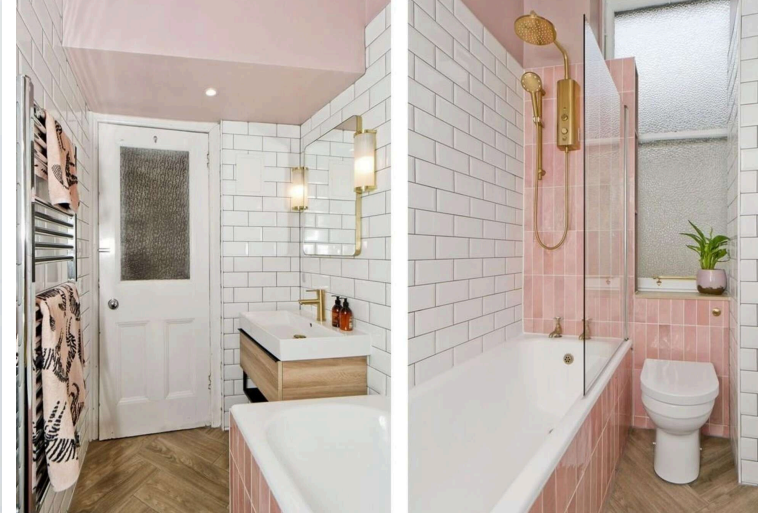
Permit parking available.



Fantastic selection of shops, cafes and restaurants close by.



Council Tax Band - D



The principal bedroom is very well-proportioned with plenty of space for freestanding furniture, while the second bedroom is currently arranged as a home office but can comfortably accommodate a double bed.

A beautiful bathroom completes the accommodation, featuring statement tiling, a bath with overhead shower, WC, wash hand basin and heated towel rail. The property also benefits from an entrance hall with two useful storage cupboards, secure phone entry and modern electric heating.

There is access to a leafy communal rear garden with seating and a drying area, while on-street permit parking is available.



THE LOCAL AREA

Forming part of a conservation area, Bruntsfield is a highly desirable residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis. The Union canal is also within walking distance, popular with walkers and cyclists alike.

Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School and Napier University.

EXTRAS

All light fittings, curtains, blinds, cooker and white goods are included in the sale price. Other items of furniture may be available subject to separate negotiaton.

HOME REPORT VALUATION: £300,000



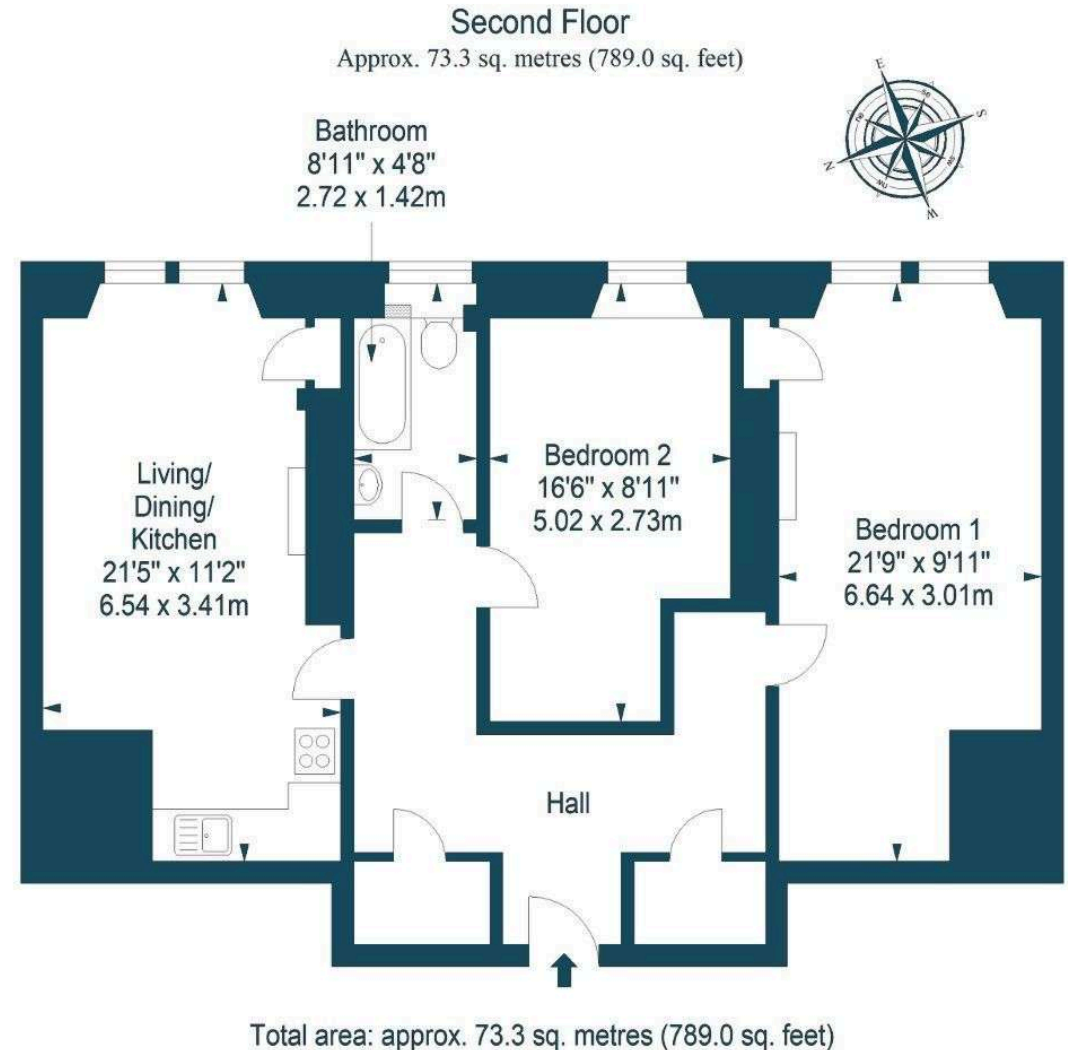
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LEGAL NOTE

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.