

COULTERS®

214/6 BRUNTSFIELD PLACE

BRUNTSFIELD, EDINBURGH, EH10 4DE

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of the ever-popular Bruntsfield area, this generously proportioned second floor flat offers bright and spacious accommodation with a wonderful blend of period charm and modern convenience. The impressive sitting room is flooded with natural light from the large bay window and retains a wealth of original features including ornate cornicing, an Edinburgh press and an attractive feature fireplace, creating a warm and elegant living space.



KEY FEATURES



Exceptionally bright and spacious second floor flat.



One large double bedroom plus box room.



Well maintained shared rear garden.



On-street permit parking.



Located within the heart of desirable Bruntsfield.



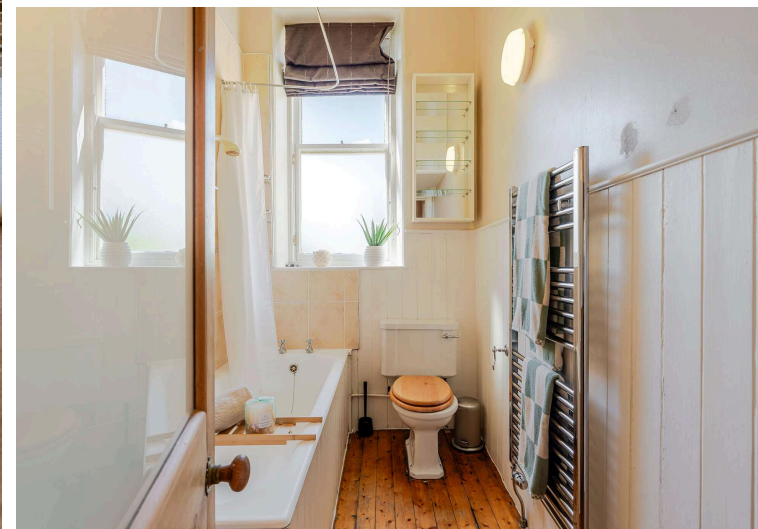
Excellent amenities and transport links on its doorstep.



EPC Rating - C



Council Tax Band - D



The modern dining kitchen is thoughtfully designed with an abundance of cupboard storage and generous work surface space, complemented by a useful pantry providing additional practicality. The property further benefits from a particularly large double bedroom together with a separate and versatile box room, ideal as a home office, dressing room or occasional guest space. A contemporary family bathroom with overhead shower and heated towel rail completes the accommodation.

Externally, residents enjoy access to a well-maintained shared rear garden, while on-street permit parking is available to the front. Perfectly positioned within one of Edinburgh's most sought-after neighbourhoods, the property is within easy reach of an excellent range of cafés, restaurants, independent shops and green open spaces.



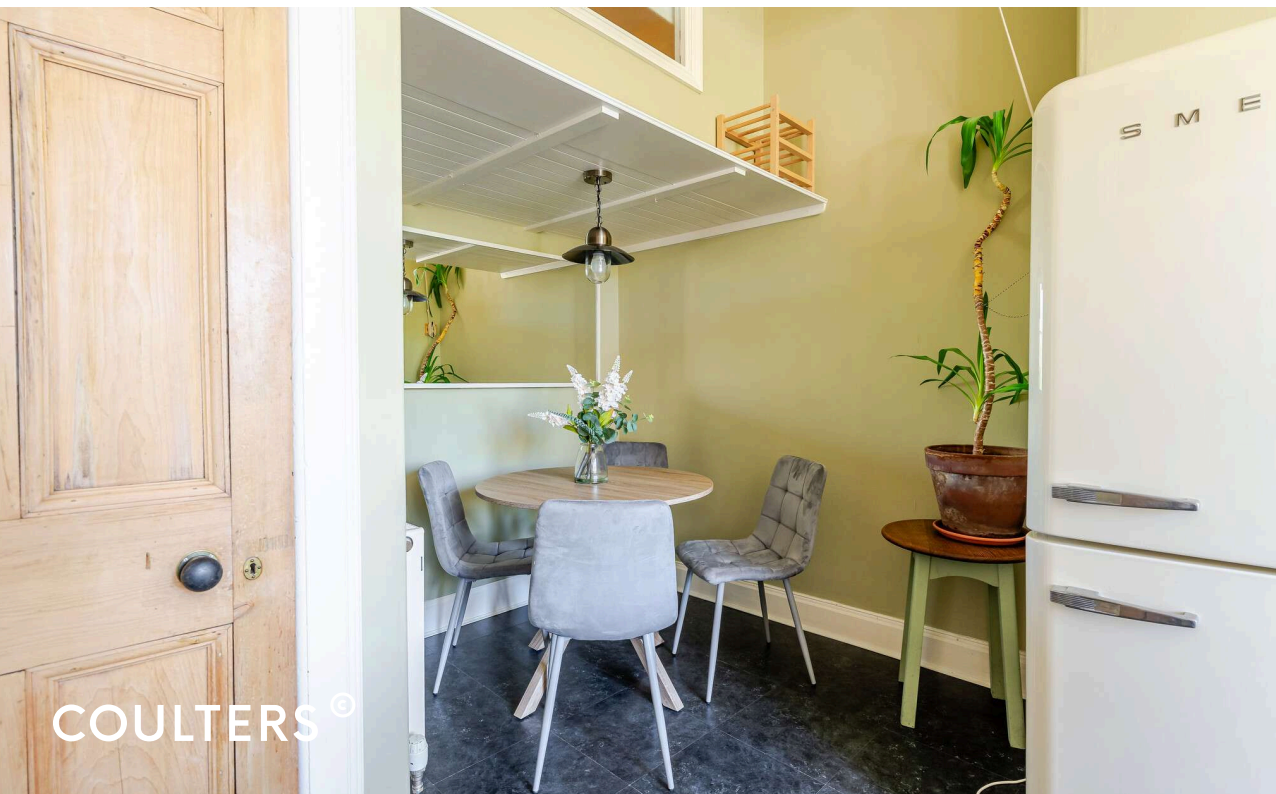
THE LOCAL AREA

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.

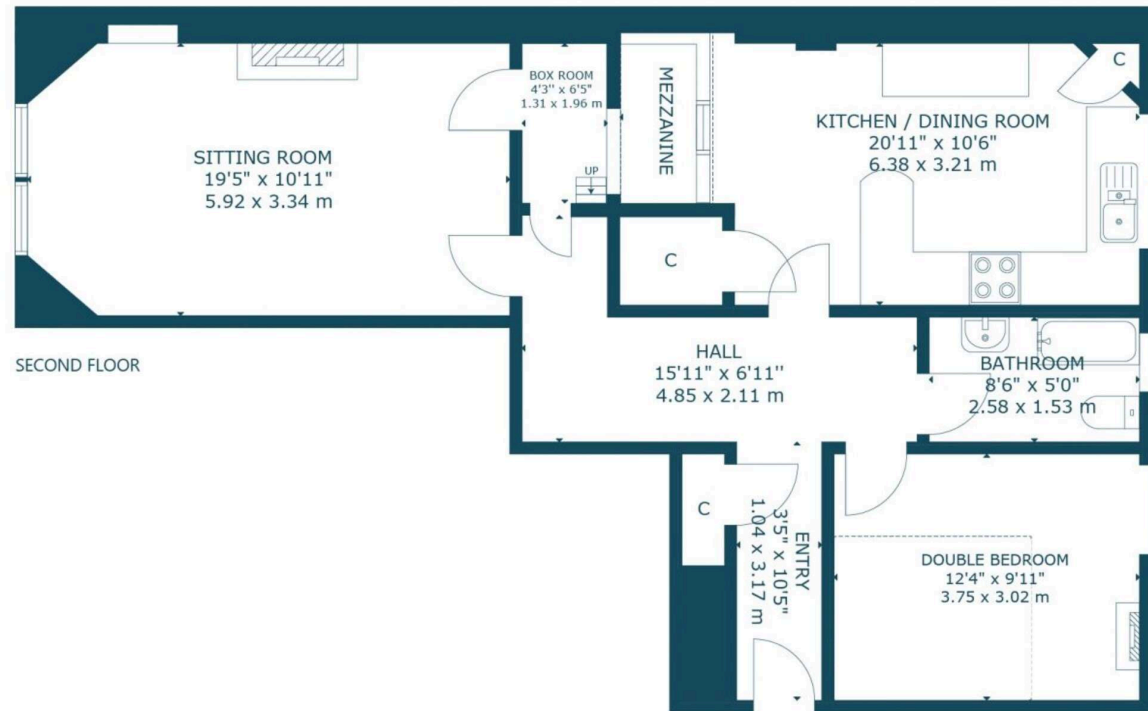
The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis. The Union canal is also within walking distance, popular with walkers and cyclists alike. Bruntsfield is well-served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

EXTRAS

All light fittings (excluding chandelier in the sitting room which is available by separate negotiation) and kitchen appliances are included in the sale price.







SECOND FLOOR

214-6 BRUNTFIELD PLACE, EDINBURGH, EH10 4DE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 808 SQ FT / 75 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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.