

COULTERS ©



127 (4F2) BRUNTSFIELD PLACE

BRUNTSFIELD, EDINBURGH, EH10 4EQ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set on the top floor of a handsome traditional tenement in the heart of Bruntsfield, this bright and well-proportioned two-bedroom flat offers an exceptional opportunity to secure a home in one of Edinburgh's most desirable and vibrant neighbourhoods. Enjoying attractive rooftop views towards the Pentland Hills, the property combines period character with comfortable accommodation in an unrivalled location, making it an ideal home, city base or investment.

Although accessed from Bruntsfield Place, the flat itself is positioned above Forbes Road, making it particularly quiet despite its central Bruntsfield location. A generous entrance hall provides a welcoming introduction as well as a storage cupboard. The elegant sitting room is filled with natural light from a large window and retains a wealth of traditional features, including intricate cornicing, a decorative fireplace and beautiful stripped timber flooring.

KEY FEATURES



Top floor flat in the heart of Bruntsfield.



Well-maintained communal garden.



Short distance from the city centre.



EPC Rating - D



Two double bedrooms.



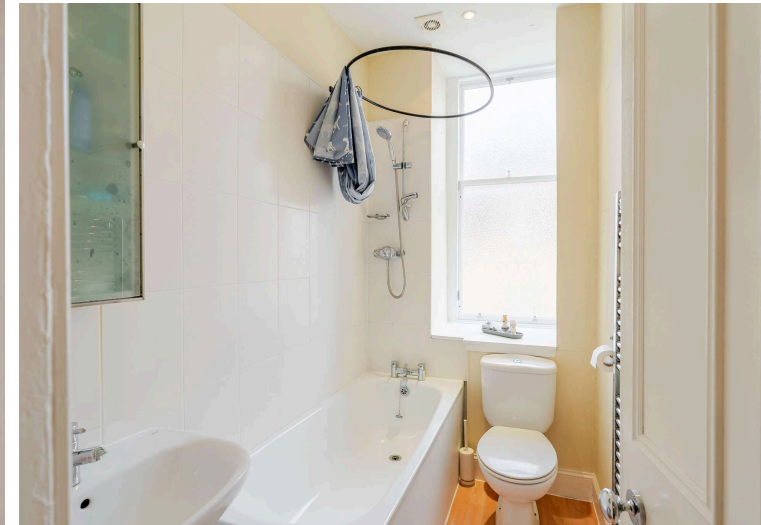
Permit parking available.



Bruntsfield Links, shops and cafes on the doorstep.



Council Tax Band - D



The separate kitchen is fitted with a range of wall and base units, generous worktop space and integrated cooking appliances.

There are two well-proportioned double bedrooms, both enjoying excellent natural light and peaceful rooftop outlooks. A bathroom, fitted with a three-piece suite and shower over the bath, completes the accommodation.

The flat further benefits from gas central heating, a secure entry system and access to a well-kept shared rear garden. The sash and case windows have recently been restored and refurbished with a guarantee in place for 10 years.



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, fitted floor coverings, curtains, blinds and white goods are included in the sale price.

HOME REPORT VALUATION: £300,000



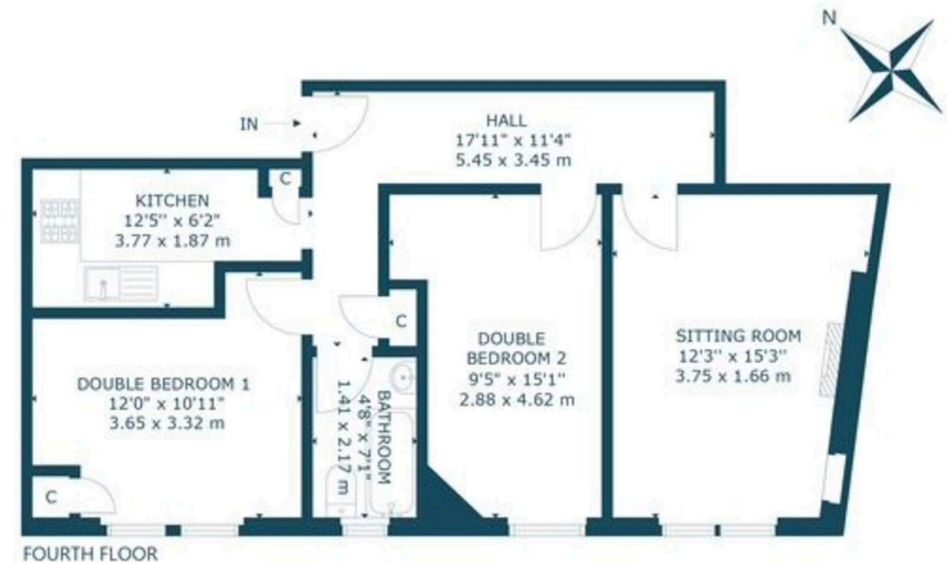
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



127 4F2 BRUNTSFIELD PLACE, EDINBURGH EH10 4EQ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 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.