

COULTERS[©]

29/1 SUNBURY PLACE

BELFORD, EDINBURGH, EH4 3BY

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

29/1 Sunbury Place is an extremely attractive, well presented two bedroom ground floor flat, located in the sought after area of Belford, close to the Water of Leith. The home boasts contemporary fixtures and fittings including a desirable kitchen and beautiful bathrooms.

The large, open plan sitting room / dining room / kitchen is a wonderful, airy space in which to relax with attractive flooring and quadruple aspect windows filling the room with light.

KEY FEATURES



Beautifully presented ground floor flat.



Two double bedrooms, one with en-suite showerroom.



Close to the picturesque Water of Leith.



Single garage and permit holder parking.



Located in the sought after area of Belford.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - E



The sleek, sophisticated kitchen area has wall and base mounted cabinetry, in addition to a wrap around peninsular and breakfast bar. The integrated appliances include an electric hob, eye level double oven, fridge/freezer, dishwasher and washing machine. The dual aspect double bedroom one is located to the rear of the property wardrobes which will be included in the sale. A stylish, spacious en-suite shower room comprises: large walk in shower, WC and floating wash hand basin (with storage below). A second double bedroom is located to the side. The home has ample storage space with four separate cupboards in the hall and vestibule. The luxurious bathroom (with bath, rainfall shower over, WC and wash hand basin) completes the internal accommodation. Externally there are landscaped communal grounds and the property benefits from a single garage. Permit holder parking is available on the street outside.





THE LOCAL AREA

Situated in one of Edinburgh's most sought-after residential areas, the property is located within the desirable Belford area of Edinburgh, a short walk from the City Centre. With its cobbled streets, Georgian Architecture and upscale bars, restaurants and coffee shops, the West End is popular with visitors and locals alike.

The nearby City Centre offers a range of retail shops, department stores, cinemas, theatres, and a further choice of leisure outlets. The nearby Dean Village is home to the Dean Gallery and Scottish Gallery of Modern Art and allows easy access to the Water of Leith Walkway. An excellent public transport network operates to all parts of the city and surrounding areas, with Haymarket train station nearby.

Schooling is well represented locally from nursery to senior level.

This property's location is ideal for those looking to take advantage of all Edinburgh's City Centre has to offer, while still benefitting from a quiet and scenic position.

EXTRAS

All blinds, light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.

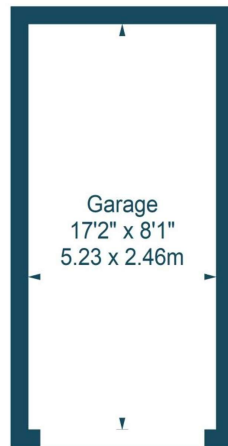
HOME REPORT VALUATION: £370,000



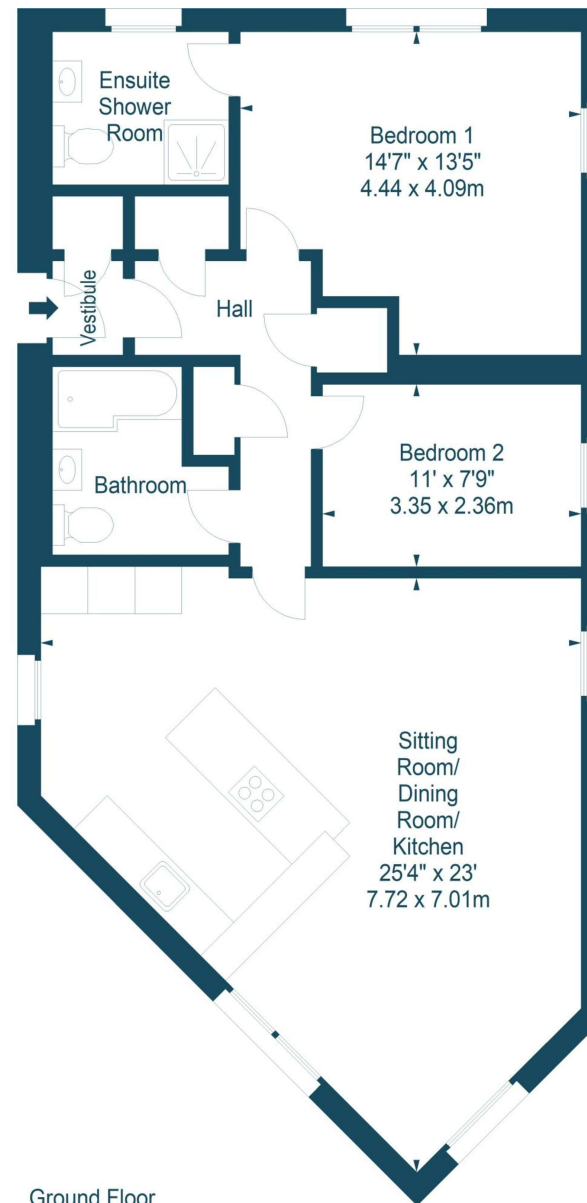
**Sunbury Place,
Edinburgh,
Midlothian, EH4 3BY**



Approx. Gross Internal Area
952 Sq Ft - 88.44 Sq M
Garage
Approx. Gross Internal Area
138 Sq Ft - 12.82 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Ground Floor

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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.