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Offers Over
£310,000

1 (3F1) Bruntsfield Terrace

Bruntsfield | Edinburgh | EH10 4EX

Neilsons are delighted to offer to market this traditional third floor flat, offered to the market in move-in condition and pleasantly situated within the heart of Bruntsfield. Close to excellent amenities and commuting links, this property will undoubtedly appeal to first time buyers and professionals.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - D



Description

The accommodation briefly comprises; secure entry system, a spacious and welcoming hallway with a useful storage cupboard, a bright bay-windowed reception room featuring an open fireplace and elegant cornicing, a well-proportioned kitchen/dining room with a bespoke kitchen handcrafted by a local artisan, complete with solid wood units, oak worktops and a pantry, a generous double bedroom, a versatile box room ideal as a home office, and a contemporary shower room.

Further benefits include gas central heating and excellent storage throughout.



Extras

All fitted floor coverings will be included in the sale together with the hob, double oven, fridge freezer, washing machine and dishwasher. Some items of furniture can be made available by separate negotiations.

Gardens & Parking

There is a lovely, well maintained communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





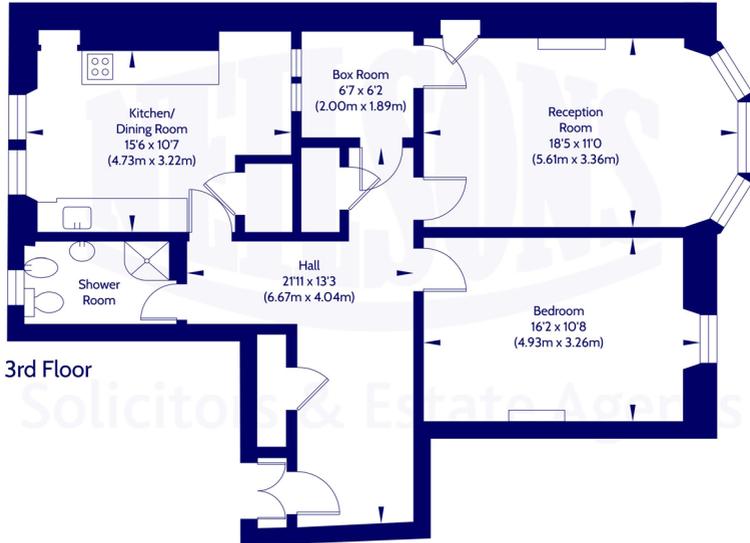
Location

The property is situated in the heart of Bruntsfield, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Meadows are also within walking distance and the property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.





Approx. Gross Internal Floor Area 81 Sq M / 873 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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