



160/8 Bruntsfield Place, Edinburgh, EH10 4ER



Welcome

Brought to the market is this exceptional top floor flat, forming part of a traditional tenement in the heart of sought-after Bruntsfield. Of special note, the stair was once home to the renowned author Muriel Spark—a unique and charming piece of literary history that Edinburgh is immensely proud of.

The property has been thoughtfully refurbished and beautifully designed by the current owners, seamlessly blending period character with modern living.

The accommodation opens into a stunning front-facing lounge, flooded with natural light from an attractive bay window. The room retains elegant original features including ornate corning, a ceiling rose, and a striking fireplace which creates a wonderful focal point. This space flows effortlessly into a sleek, contemporary open-plan kitchen, finished to a high standard and designed with both style and practicality in mind.

The principal bedroom is located to the rear and is of generous proportions and benefits from a modern en-suite shower room. To the front, a further spacious double bedroom. A third bedroom offers flexibility for family living, guests, or a home office. Excellent storage is found throughout the property.

A standout feature of this home is the impressive attic conversion. Accessed via an electronic ladder, with a unique glazed hatch adding a design-led touch, this versatile space offers endless possibilities. Ideal as a work-from-home area, teenage den, guest suite, or creative studio. The attic also provides extensive, secure storage with multiple enclosed sections.





Bruntsfield

Bruntsfield is one of Edinburgh's most desirable neighbourhoods, offering a vibrant village feel within the city. The property is perfectly positioned to enjoy an abundance of artisan cafés, independent shops, and popular restaurants right on the doorstep.

The open green spaces of Bruntsfield Links and the adjoining Meadows are just moments away, providing a superb outdoor amenity.

The area is exceptionally well regarded for schooling, with highly respected options nearby including George Watson's College, Merchiston Castle School, and George Heriot's School, alongside excellent local state schools.

There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

Extras

Included in the sale are all light fittings (with the exception of the 2 wall lights in the hallway) and window coverings.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

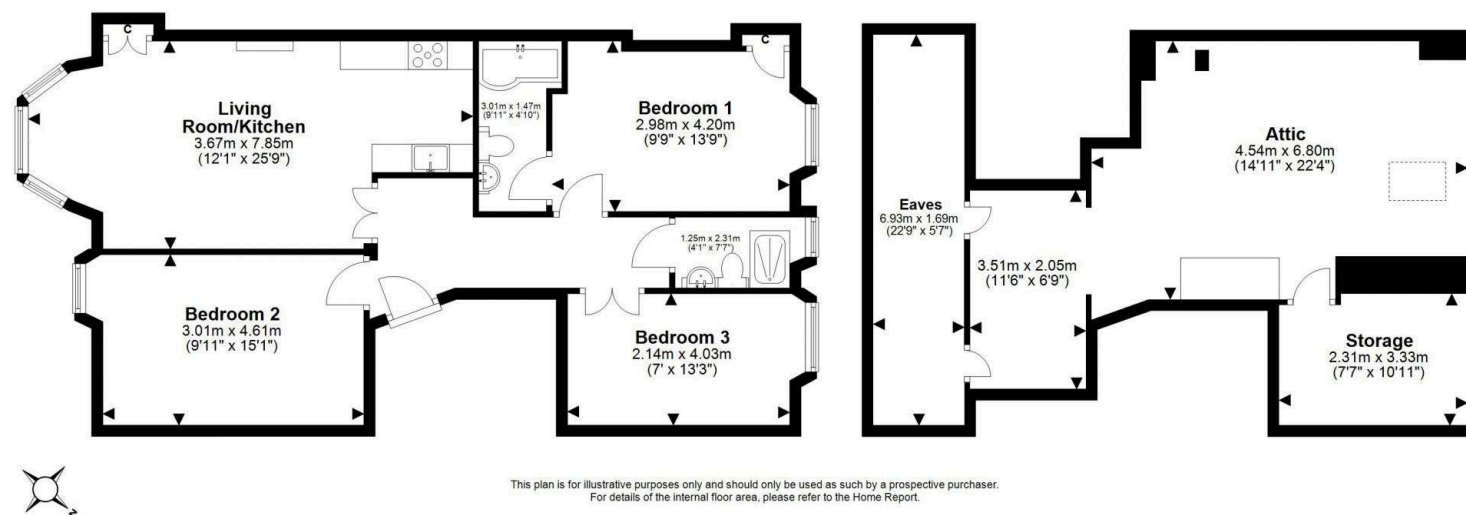
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.