



53 Bruntsfield Place, Edinburgh, EH10 4HQ



Welcome

Opposite Bruntsfield Links and set in the heart of ever-popular Bruntsfield, this exceptional Victorian ground floor flat combines period character with flexible living space and a truly rare feature - private front and rear gardens, along with a self-contained studio apartment accessed separately from the rear.

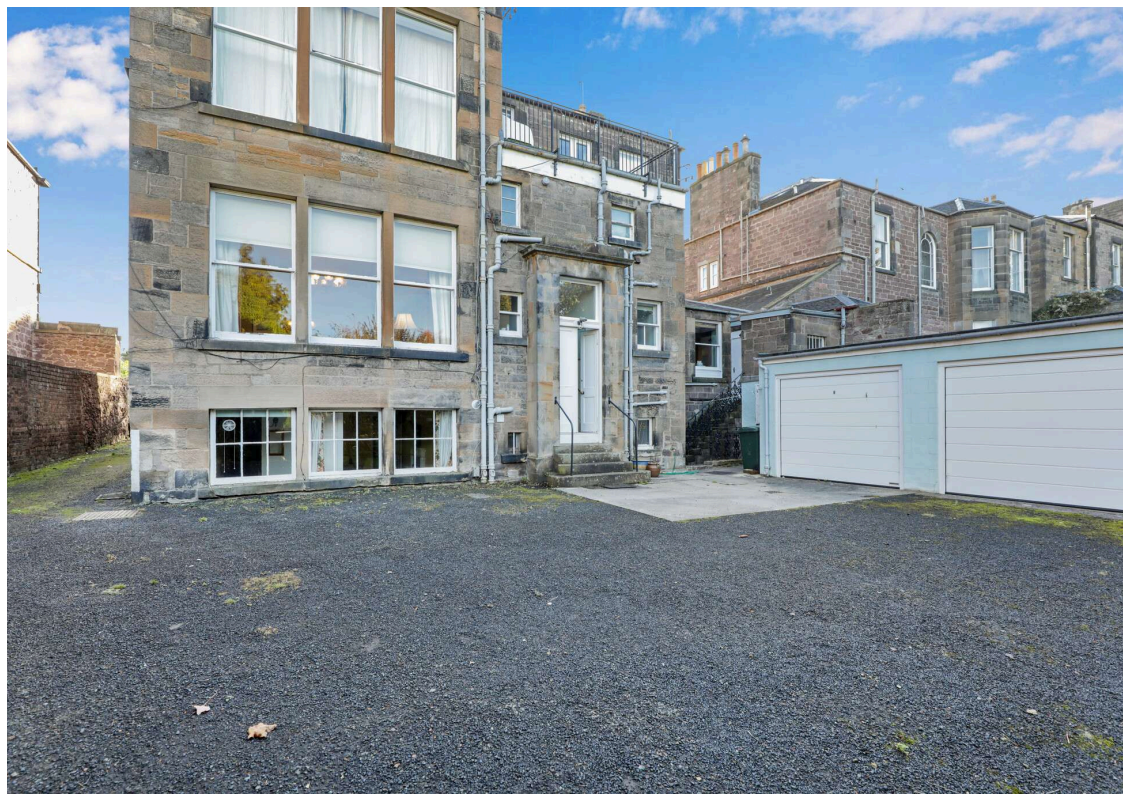
Brimming with period charm, this beautifully proportioned flat retains many original features including ornate cornicing, high ceilings and large sash-and-case windows that fill the rooms with natural light. Flat 54b below this property is also available for sale and would give a buyer the potential to convert back to its former glory (subject to planning).

To the rear, an exceptionally spacious private garden offers a tranquil escape (third of an acre) with a wide variety of trees and mature shrubs - a perfect area for gardening enthusiasts - while the front garden provides additional outdoor space with a good range of mature planting and a hedge providing privacy.

There is a charming garden room with power, ideal as a home office, studio or retreat. A double garage with electric shutters provides secure parking and valuable storage - a true rarity in central Bruntsfield.

A particularly valuable addition is the separate studio flat accessed via the rear of the property. Perfect for guests, independent family members, or as a potential rental opportunity, it offers a flexible and self-contained living arrangement in one of Edinburgh's most desirable locations.







Retaining many of the original features, the property offers spacious flexible living with excellent storage and briefly comprises :

Welcoming vestibule entrance with beautiful traditional Victorian geometric tiled floor setting the tone of elegance that is continued throughout. A partially glazed inner door leads into a spacious reception hallway which in turn gives access to all other areas of accommodation.

Positioned to the rear of the building is the living room enjoying a wonderful outlook over the gardens from the stunning triple window formation. Also situated to the rear is the kitchen fitted with an excellent range of cabinetry providing generous storage and ample space for a breakfasting table. Useful utility area situated off the kitchen.

Beautifully decorated dining room to the front of the building with a lovely fireplace and paneling to dado rail height.

The principal bedroom (currently used as a study) is a room of generous proportions which allow ample space for a king-size bed and has pleasant views to the front gardens. There are two further bedrooms within the property and two bathrooms.

The studio flat which is access from the rear of the property comprises a kitchen area, bedroom/lounge and shower-room.







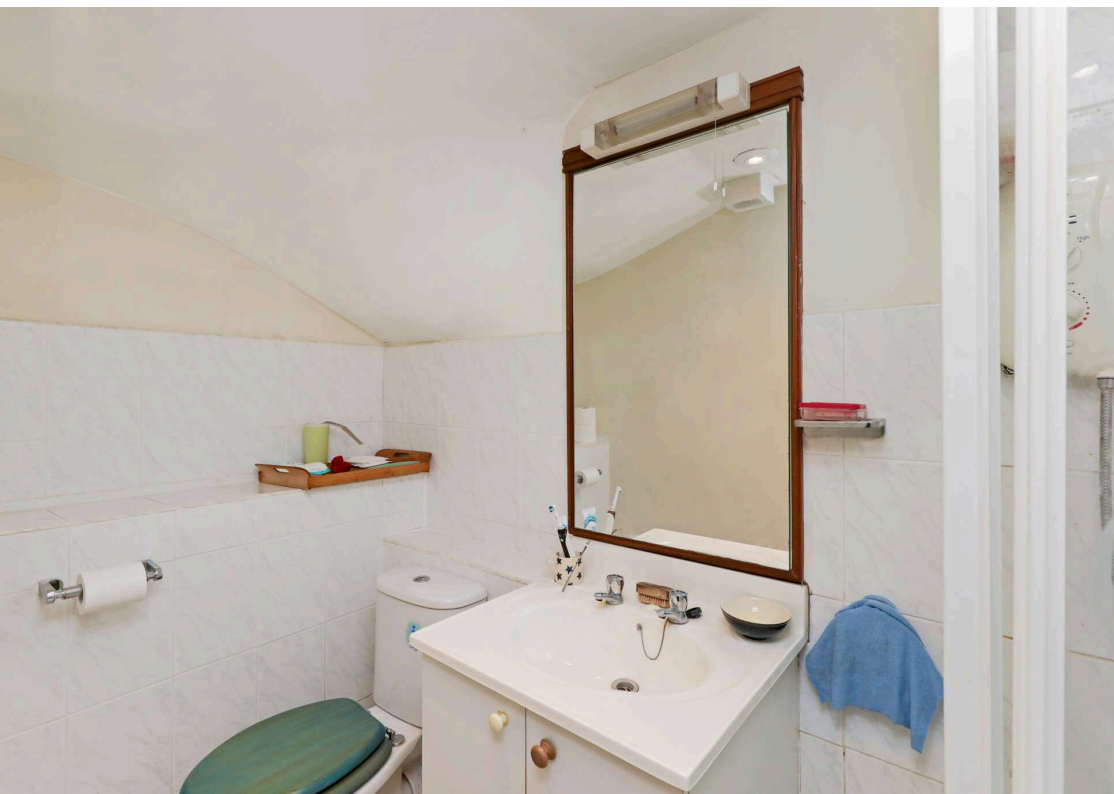
Bruntsfield

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 Bruntsfield Links are on the doorstep and the Meadows are within walking distance. Catchment schools are the well-regarded Bruntsfield Primary and Boroughmuir High School. Private schooling is nearby including George Watson's College and George Heriots School, as are Napier University and Edinburgh University campuses. Regular buses run to and from the City Centre and to surrounding areas, and the City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing.

Extras

Included in the sale is the sculpture in the garden - Pisces (2001) a single piece of Kemnay granite carved by Scottish artist Ronald Rae. This was exhibited in the Yorkshire Sculpture Park in 2002-2004 and at Holyrood Park in 2006 before its installation in this garden in 2010. There are items of furniture available by separate negotiation.





Get in touch

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