









Solicitors & Estate Agents



5 4F1 Barclay Place

Bruntsfield | Edinburgh | EH10 4HW

A rare opportunity to acquire a substantial double upper flat ideally located in the heart of Bruntsfield. With a HMO license serving until 2027, this impressive five-bedroom home extends over two levels and offers exceptionally flexible accommodation, combining elegant period features with modern convenience. The property enjoys outstanding panoramic views towards Edinburgh Castle, Bruntsfield Links and Arthur's Seat, creating a truly remarkable city backdrop.

-  5 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  On Street Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

The flat offers versatile living arrangements, with the main accommodation occupying the lower level and the upper floor comprising two separate self-contained suites, ideal for multi-generational living, guest accommodation, or potential rental use. This unique configuration provides both privacy and independence while remaining seamlessly connected to the main residence.

The property is entered via a welcoming hallway providing access to all principal rooms on the main level, along with useful understairs storage. The lounge is a bright and spacious dual-aspect room, filled with natural light from twin windows that perfectly frame spectacular views of Edinburgh Castle. This elegant space features classic period detailing, including decorative cornicing, a ceiling rose, and an Edinburgh press with shelving. The kitchen, positioned to the rear, enjoys superb open views across Bruntsfield Links towards Arthur's Seat. It is part-tiled and fitted with an integrated electric hob and oven, with the freestanding washer and dishwasher included in the sale. A generous dining area provides ample space for family meals and entertaining. The shower room on this level is part-panelled and comprises a single cubicle with tiled floor and heated towel rail. There are three bedrooms on this floor. Bedroom one is a spacious double with a street-facing aspect, incorporating an integrated cupboard and wardrobe, as well as practical understairs storage. Bedroom three is positioned to the rear and benefits from a fitted wardrobe and shelving, while bedroom five is another well-proportioned double featuring fitted wardrobes.

A stairway leads to the upper landing, which benefits from a Velux window providing natural light and includes two cupboards, one positioned above the stairs for additional storage.

The upper floor has been thoughtfully arranged to provide two independent self-contained suites, each offering bright, comfortable, and flexible accommodation, ideal for extended family, guests, or private letting use. Suite One features a well-proportioned studio-style living space with a fitted fold-out double bed and dual Velux windows enjoying stunning views towards Arthur's Seat. The adjoining part-panelled kitchen is fitted with an integrated electric hob and oven, along with a freestanding fridge. A modern part-panelled shower room with heated towel rail completes this suite, and a freestanding washer is included.

Suite Two provides a similarly independent layout, comprising a comfortable bedroom/living space with kitchen facilities and an adjoining shower room. Both suites benefit from excellent natural light, quality fittings, and appealing open views, offering a high degree of privacy within the larger home.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Parking

On Street Pay and Display parking is available within close proximity of the property along with residents Permit Parking

Viewing

Please contact Neilsons on 0131 625 2222.





Location

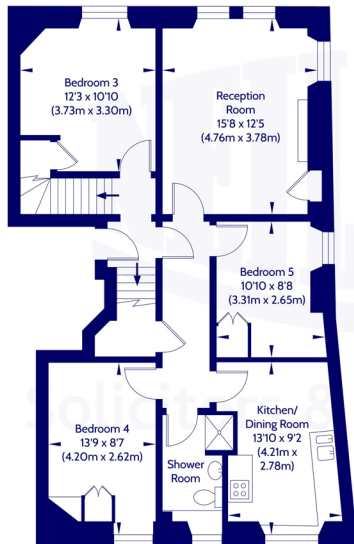
The property is situated in the heart of Bruntsfield, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the city, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property 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.



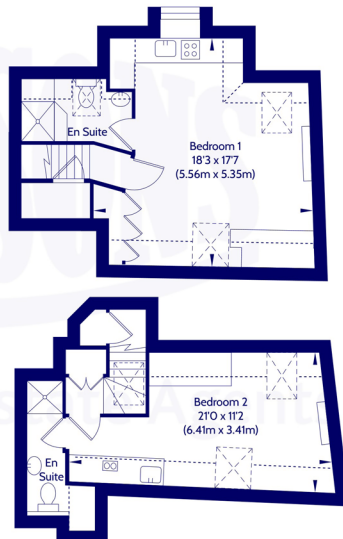


Approx. Gross Internal Floor Area 128 Sq M / 1385 Sq Ft.

4th Floor



5th 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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