



31 (3F3) Bruntsfield Avenue, Edinburgh, EH10 4EN

Attractive and spacious two-bedroom third floor flat with panoramic views & close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

31 (3F3) or flat 9 Bruntsfield Avenue is an attractive and spacious two-bedroom third floor flat with panoramic views superbly situated in the desirable Bruntsfield area. With excellent local amenities, schools and public transport links on the doorstep, this property would suit a range of buyers including professionals, families, investors or as a pied-à-terre.

Entrance hall with large storage cupboard; bright and spacious bay windowed living room / dining room with fireplace; fitted kitchen with wall and base units and appliances; two good-sized double bedrooms, one with en-suite shower room; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two double bedrooms (one en-suite). Bathroom.

Gas central heating. Mixture of double and single glazing. Well-maintained communal rear garden. Residents permit and pay & display on-street parking.

LOCATION

Bruntsfield is a prime residential area situated approximately 1 ½ miles to the south of the City Centre and is surrounded by the exclusive areas of Merchiston, The Grange, Marchmont and Morningside. Local shops cater for everyday needs with a large choice of supermarkets, cafes, bar and restaurants all within proximity. For recreational activities, the green open spaces of the Bruntsfield Links & the Meadows, Harrison Park and the Union Canal, as well as Craiglockhart Sports Centre, Craiglockhart Hill, Blackford Hill and Hermitage of Braid a short drive or bus journey away. Fountain Park Leisure complex is also nearby with Nuffield Health Club, bowling alley, multiplex cinema, bars, and restaurants. Catchment schools are the well-regarded Bruntsfield Primary and Boroughmuir High School with private schooling nearby including George Watson's College, George Heriots School and Merchiston





Castle. Napier University and Edinburgh University campuses are within short distance. 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.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances. The Crystal chandelier in the living room is not included.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

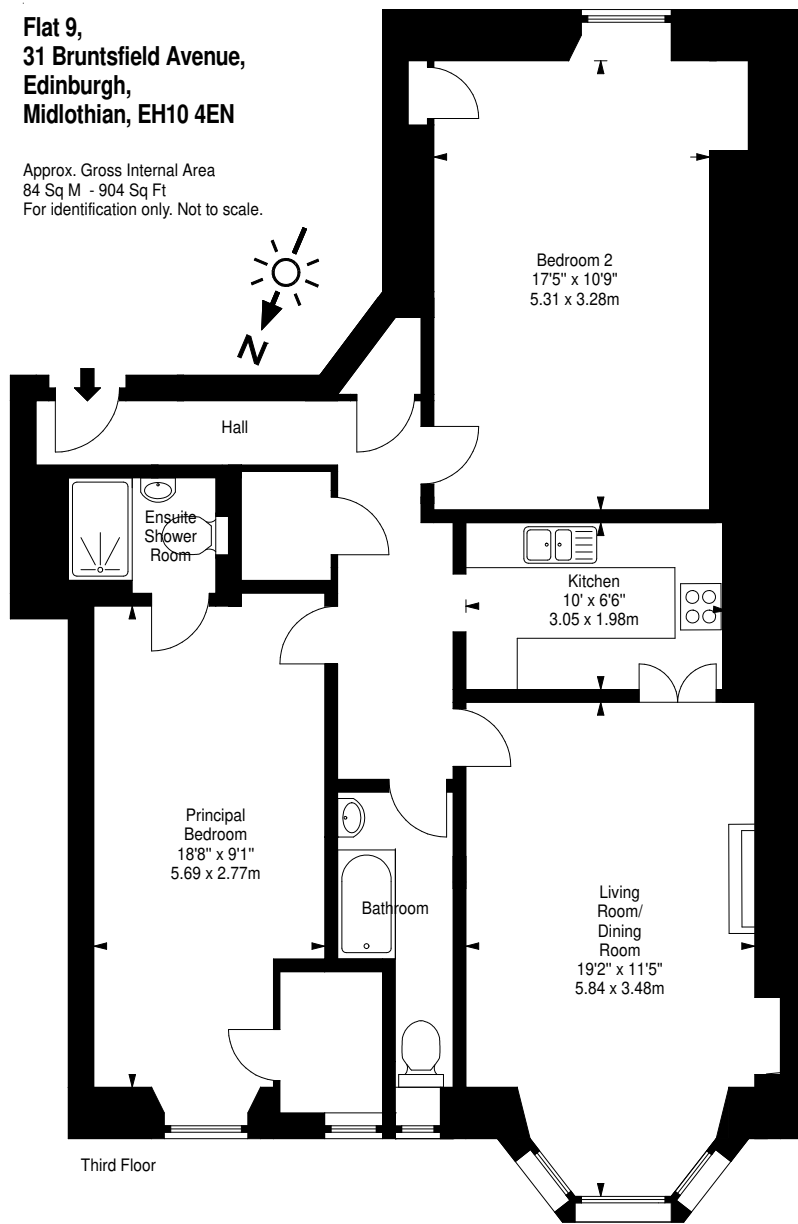
The property has a Council Tax Band **D**

The property has an Energy Rating Category **C**
Tenure Freehold



**Flat 9,
31 Bruntsfield Avenue,
Edinburgh,
Midlothian, EH10 4EN**

Approx. Gross Internal Area
84 Sq M - 904 Sq Ft
For identification only. Not to scale.



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.