



20/6 Hailes Street

BRUNTSFIELD, EDINBURGH, EH3 9NF



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Property Summary

With an enviable city location, this two-bedroom flat is on the second/top floor of an established residential building in highly sought-after Bruntsfield. It is close to a wide array of amenities and popular cafes and restaurants, and is just a brief stroll from The Meadows as well as the heart of the city centre. The apartment features bright and spacious interiors which are presented in move-in condition, enjoying crisp neutral décor and modern finishings. The accommodation includes a large living room, a well-appointed breakfasting kitchen, master bedroom with an en-suite shower room, second double bedroom and family bathroom with a white three-piece-suite. It also has the desirable feature of an allocated parking space to the front of the building.

Extras

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, gas hob, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Features

- A second/top-floor city flat in move-in condition
 - Highly desirable location in Bruntsfield
 - Secure telephone-entry system
 - Welcoming entrance hall with good storage
 - Bright and spacious living/dining room
 - Well-appointed breakfasting kitchen
 - Two airy double bedrooms
 - Quality 3pc en-suite shower room
 - 3pc family bathroom with overhead shower
 - Communal rear garden
 - Private residents' parking with allocated space
 - Gas central heating and double glazing
 - Home Report value - £350,000
 - EPC Rating - C
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Bright and spacious interiors
**which are presented
in move-in condition**





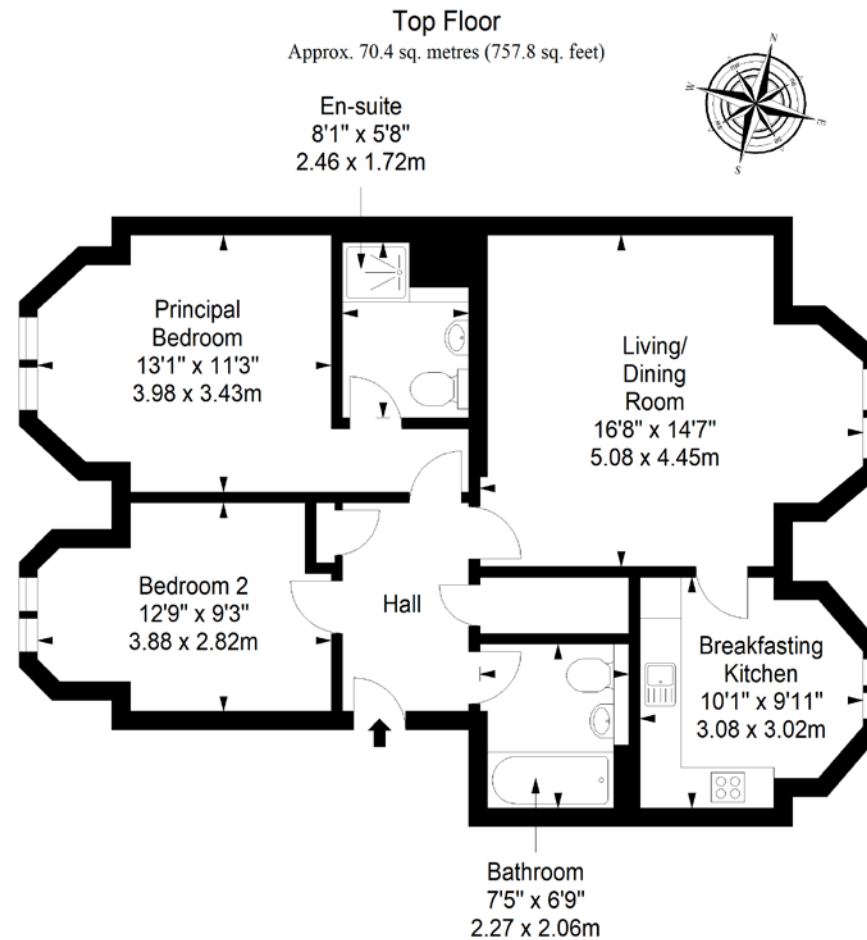


An enviable city location
close to a wide array of amenities and popular cafes and restaurants





Floorplan



Total area: approx. 70.4 sq. metres (757.8 sq. feet)