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Solicitors, Notaries Public
and
Estate Agents

3F2 18 BRUNTSFIELD PLACE
EDINBURGH, MIDLOTHIAN, EH10 4HN

Discover a sought-after lifestyle in Edinburgh's vibrant Bruntsfield with this bright and spacious one-bedroom apartment.

Positioned on the third floor of a handsome sandstone tenement, the front door opens into a carpeted hallway. From here the light-filled and spacious living room currently utilised as a double bedroom enjoys a delightful west-facing aspect to the rear. With carpeting, a neutral décor, built-in cupboard, and a feature fireplace it boasts a warm and inviting ambience. At the other end of the hallway lies the bright dining kitchen. Whilst in need of modernisation, the corner kitchen layout opens the space and showcases white wall and floor units, worktops, and an integrated oven and hob. There is a natural divide between the kitchen and dining area with wood-inspired flooring in the former and carpeting in the latter. This space benefits from built-in storage. In the centre of the residence is the light and airy carpeted double bedroom featuring a calm colour palette. Completing the accommodation is a separate and fully tiled WC with washbasin and a shower room.

Residents enjoy access to a charming shared rear garden mainly comprising of lawn and on-street (permit) parking.

VIEWING: PLEASE TELEPHONE SOLICITORS ON 0131 225 6226

Key features

- One-bedroom traditional apartment
- West-facing living room
- Spacious dining kitchen
- Light and airy double bedroom
- Shower room
- WC
- Electric heating
- Shared rear garden
- On-street (permit) parking

Area

Bruntsfield is one of Edinburgh's most sought-after locations. Vibrant and bustling there are an array of fashionable bars, renowned restaurants and charming cafés on the doorstep including Montpelier's, Café Grande, and Project Coffee. Daily shopping is excellent with retailers available including Sainsbury's Local as well as independent stores such as Cuckoo's Bakery, mouth-watering delicatessens like 181 Delicatessen, and unique gift shops. Supermarkets are within easy reach including Waitrose and Marks and Spencer Food Hall in nearby Morningside as well as cinemas and theatres. For days spent outside, Bruntsfield Links offers a pitch and putt, or just a chance to relax with a picnic or BBQ. Get active at the well-kept tennis courts nearby in the picturesque Meadows or enjoy a leisurely walk or cycle. The property is close to both Napier and Edinburgh Universities. Edinburgh's City Centre and the West End is within walking distance or just a quick bus ride away. The City Bypass connecting you to the main motorway networks and Edinburgh Airport is only a short drive.

EPC Rating: E

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

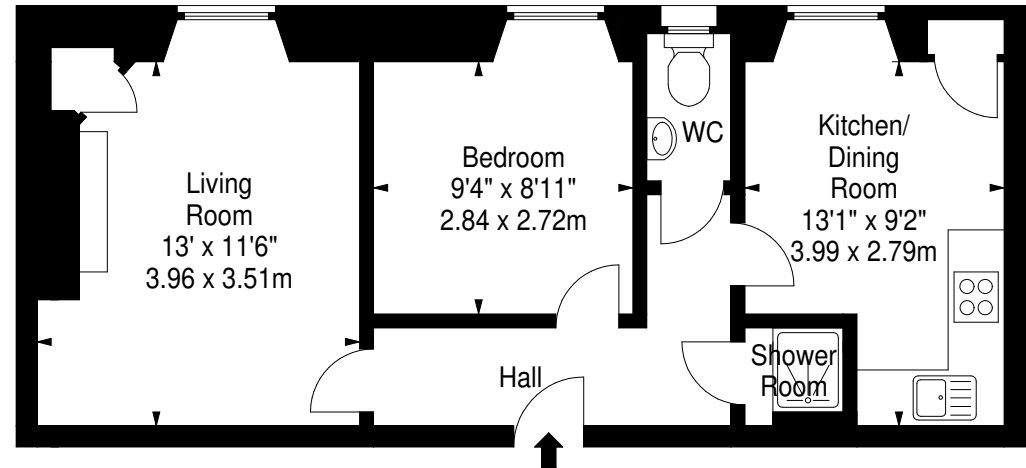
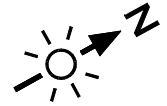




**Bruntsfield Place,
Edinburgh,
Midlothian, EH10 4HN**



Approx. Gross Internal Area
471 Sq Ft - 43.76 Sq M
For identification only. Not to scale.
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Third Floor

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