

# ALLINGHAM & CO

traditional values | modern practice

Telephone: 0131 447 9341

Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

Flat 3F1 1 Bruntsfield Terrace, Edinburgh, EH10 4EX  
1 BEDROOM | 1 BATH | EPC D

This is a lovely, spacious, third floor flat in a very popular location.

The property lies in the heart of Bruntsfield with Bruntsfield Links and The Meadows on the doorstep. The area offers numerous boutiques, bars, cafes and restaurants. Edinburgh City Centre is also within easy reach. The University of Edinburgh, Napier University and Edinburgh College of Art are also nearby. The excellent local bus services provide good access to the city centre as well as all parts of the City and there are plenty of cycle lanes and routes to follow.

The property is equally suitable as a private dwelling or as an investment property. The vendors would consider selling all existing furniture separately.

### Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.







## Accommodation

- Vestibule with tiled floor and glazed inner door.
- Hall with stripped wood flooring, broom cupboard and entryphone handset
- Lounge with 3-light bay window with brass lifters, curtains, stripped wood flooring, tiled fireplace with wood surround.
- Kitchen/Dining room with two sash and case windows with views towards Blackford Hill. The kitchen area has electric cooker, washing machine and fridge/freezer. There is a tiled fireplace, wall mounted central heating boiler, a clothes pulley and a pantry off.
- Double bedroom with sash and case window, curtains, carpet and a traditional cast iron fireplace with painted traditional surround.
- Boxroom/Study with window to Kitchen and Hall and wall shelving.
- Bathroom with frosted sash and case window, white suite, instant electric over-bath shower, curtain and rail.
- Gas Central Heating
- Communal back green
- Council tax band D
- EPC Band D

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## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ

TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH

TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ

TEL: 0131 447 9341

Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

