



# 18/7 BRUNTSFIELD PLACE

Bruntfield, Edinburgh, EH10 4HN



1  
Public Room



2/3  
Bedrooms



1  
Bathroom



# 18/7 BRUNTSFIELD PLACE

This spacious two/three-bedroom flat in desirable Bruntsfield offers a classic tenement home close to the open green space of the Meadows and within easy walking distance of central attractions. The flat lies on the third-floor and has an easily adaptable neutral finish, elevated by airy proportions and elegant period features, such as intricate cornice work.

Generous and versatile living space includes a southerly-facing reception room and a kitchen with a dining/sitting area. There is also a bathroom and conveniently separate WC. Residents of the tenement share access to a rear garden, and there is on-street parking, which falls under Controlled Zone 8.







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EPC  
RATING

D

COUNCIL  
TAX BAND

**VIEWING**

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Sought-after city centre address
- Neutral décor and charming period features
- Spacious third-floor tenement flat
- Secure entry system and communal stairwell
- Entrance hall with storage
- Southerly-facing living/dining room with good storage (option for third bedroom)
- Light-filled kitchen with dining/sitting area
- One double bedroom with storage
- One single bedroom
- Modern bathroom with shower-over-bath
- Conveniently separate WC
- Communal rear garden
- Controlled on-street parking (Zone 8)
- Gas central heating and double-glazing



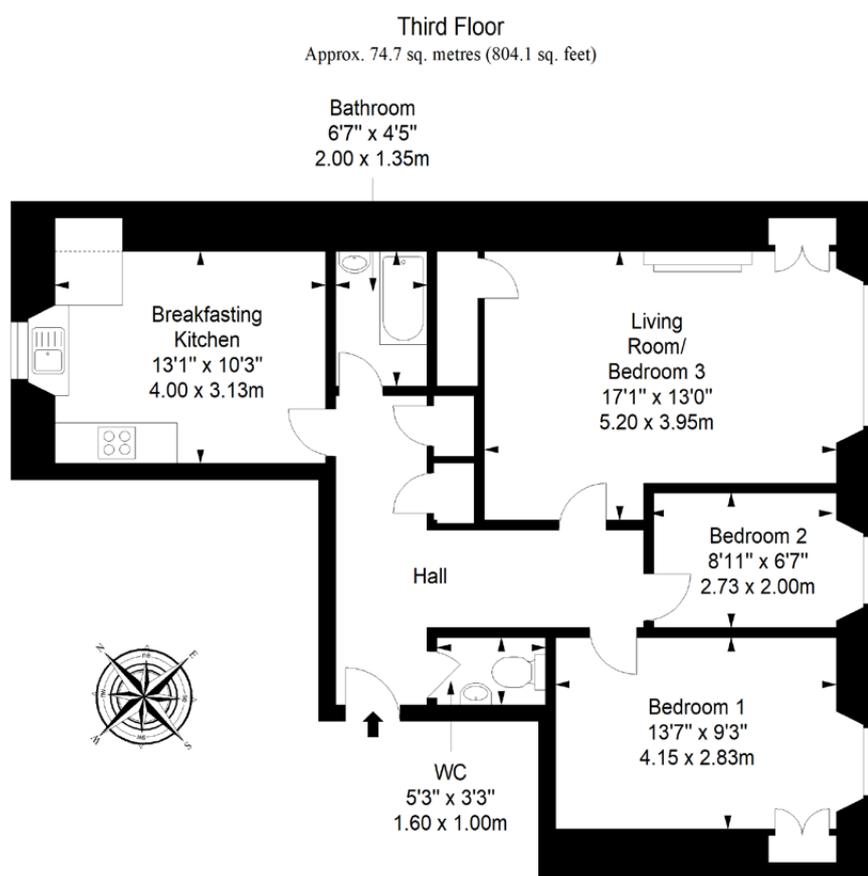


Extras: : All fitted floor and window coverings and light fittings are included.



# BRUNTSFIELD

Situated less than two miles from the city centre, the desirable area of Bruntsfield is much-loved for its fabulous local amenities, from charming specialist shops and galleries to artisan cafes, bars and bistros. Neighbouring the prestigious Morningside district, with its equally appealing shopping and entertainment facilities, including a luxury cinema, the area enjoys access to high-end supermarkets, top quality delicatessens, fishmongers, butchers and grocers. The lovely green spaces of Bruntsfield Links and the Meadows, popular with dog walkers, families and picnickers, offer delightful local areas for outdoor recreation, whilst many of the capital's world-renowned cultural and recreation facilities are in easy reach by foot or via Bruntsfield's excellent public transport links. Well-reputed primary and secondary schools fall within Bruntsfield's catchment area, whilst Napier University, the University of Edinburgh and the Edinburgh College of Art are all within walking distance.



Total area: approx. 74.7 sq. metres (804.1 sq. feet)

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