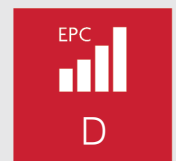
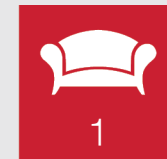




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Flat 5, 220/5, Bruntsfield Place,

Bruntsfield, Edinburgh,
EH10 4DE





Summary

Set within a handsome building in the sought-after area of Bruntsfield, this second-floor flat combines bright, well-proportioned interiors. The flat has a living and dining area with a fireplace, a kitchen, and two bedrooms, one ideally suited for use as a home office, making the property particularly appealing to professionals, first-time buyers, and investors. Residents enjoy access to a shared garden with seating and a drying area, whilst cafés, shops, restaurants, and green spaces are all just moments away. The property is also handily positioned for access to the city centre, schools, universities, and transport links. Extras: All fitted floor and window coverings, light fittings, and appliances are included. Please note that the cooker hood does not work and will not be fixed. Lower water pressure due to a gravity-fed system.

Features

- Two-bedroom traditional second-floor flat
- Part of a period building in Bruntsfield
- Secure phone entry
- Entrance hall
- Spacious living/dining area with fireplace
- Modern kitchen with fitted units
- Main bedroom
- Versatile second double bedroom/study/home office
- Bathroom with overhead shower and towel warmer
- Leafy communal garden with drying area and seating
- On-street parking
- Modern electric heating



"A second-floor flat in sought-after
Bruntsfield boasts a generous, open-
plan living/dining area and kitchen
with fitted units."







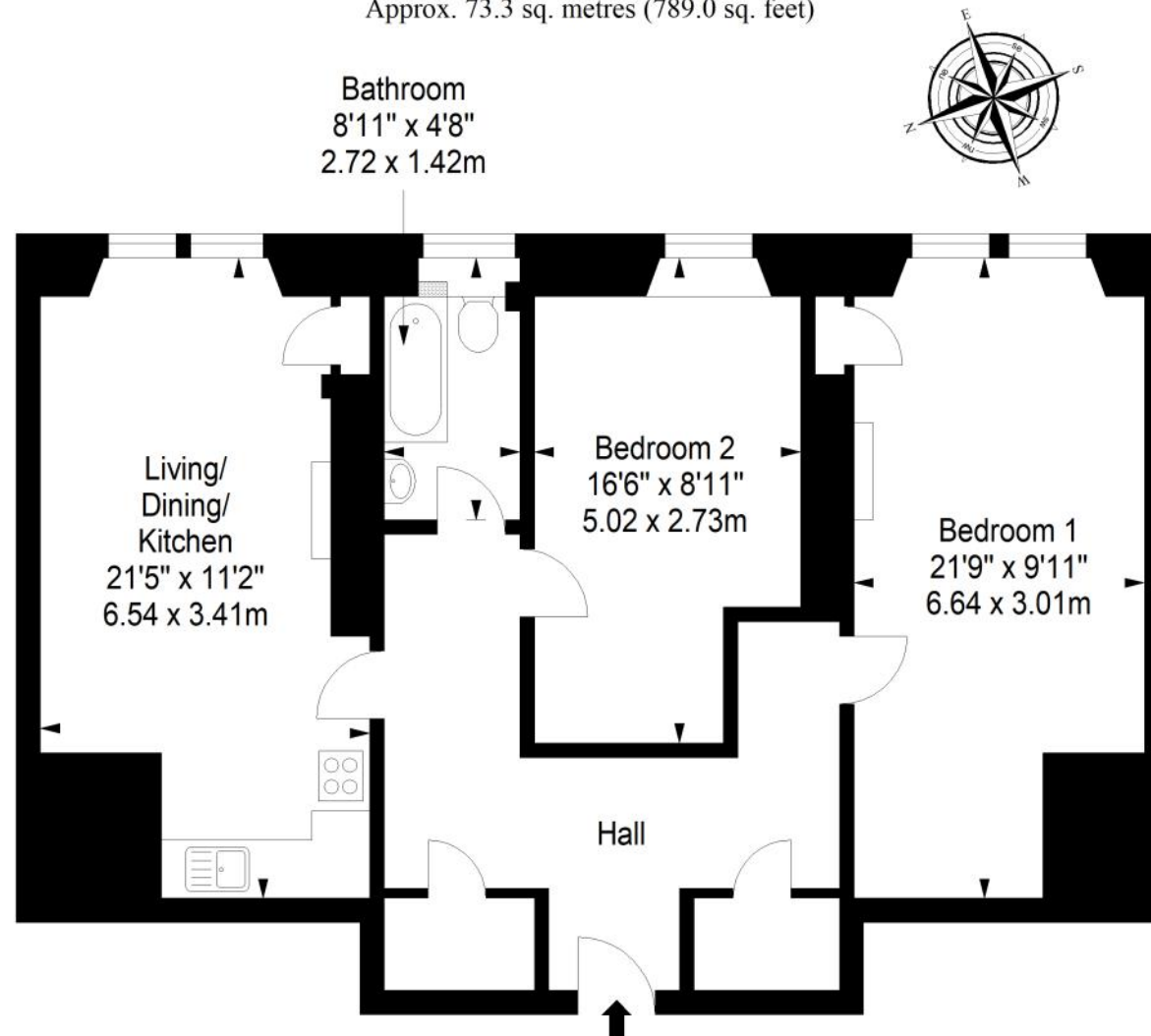
"Enjoys a superb city location within
easy reach of green spaces,
independent shops, schools and
transport links."



Floorplan

Second Floor

Approx. 73.3 sq. metres (789.0 sq. feet)



Total area: approx. 73.3 sq. metres (789.0 sq. feet)



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