



127(3F3) Bruntsfield Place,
Edinburgh EH10 4EQ



A superbly located two bedroom third floor corner flat in popular area with lovely views

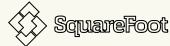
 2 Bed  1 Bath  1 Reception

A superbly located third floor corner flat in the heart of Bruntsfield. The location is one of Edinburgh's most popular areas and there are a superb range of amenities close by as well as easy access to the city centre. The flat is accessed via a secure entry-phone system into a well-maintained hall and stair. Internally the property is in good condition thought with the layout comprising; hallway, sitting room with well-equipped open-plan kitchen, two double bedrooms (one with bay-window), useful box room/study and the bathroom. The kitchen is equipped with an induction hob, electric oven, washing machine, dishwasher and fridge/freezer. To the front are far reaching views to The Firth of Forth and beyond to Fife. The property also benefits from gas central heating and access to a large and well-maintained shared rear garden.

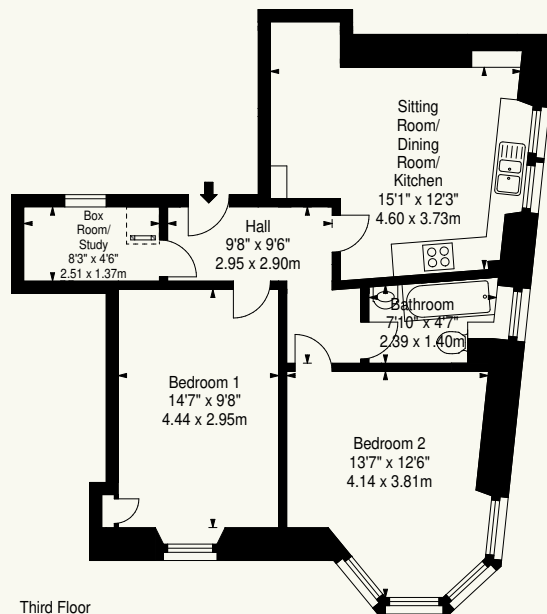
- Third floor corner flat
- Excellent position in Bruntsfield
- Sitting room with open plan kitchen
- Master bedroom with bay-window
- Second double bedroom
- Useful boxroom or study
- Bathroom
- Gas central heating
- Shared rear garden
- Far reaching views
- EPC Rating C

Offers Over £330,000

**Bruntsfield Place,
Bruntsfield, EH10 4EQ**



Approx. Gross Internal Area
679 Sq Ft - 63.08 Sq M
For identification only. Not to scale.
© SquareFoot 2023



The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and an M&S Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for schools in both the state and private sector, as well as for both Edinburgh and Napier

Universities. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh City Centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.