

Jardine Phillips
Solicitors • Estate Agents

BRUNTSFIELD

18/6 BRUNTSFIELD GARDENS
EH10 4EA



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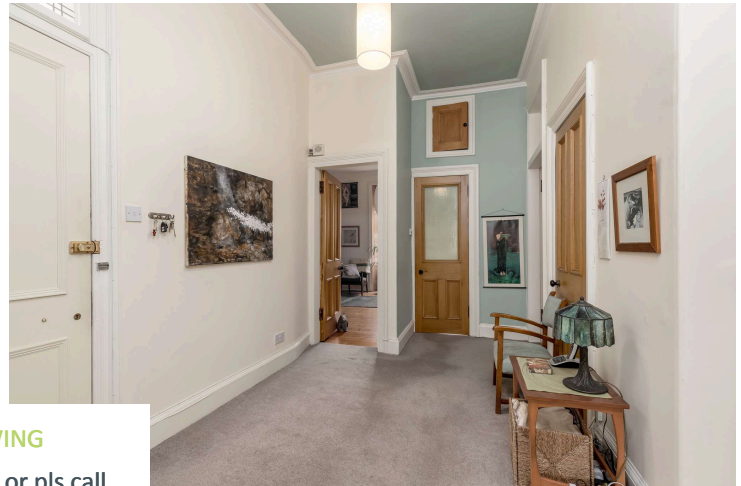
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EPC RATING: C

OFFERS OVER £385,000

PROPERTY DESCRIPTION

- Wide open hallway with access to two storage cupboard
- Bright & open bay windowed sitting room with wooden fire surround with real flame Verine gas fire & open shelved Edinburgh press
- Spacious kitchen/dining room with good range of cream shaker style units, handy pantry/utility room and lots of space for dining & entertaining
- Large principal bedroom with twin windows
- Second double bedroom to rear
- Modern bathroom with bath with shower over, vanity sink unit, wc & heated towel rail
- Gas central heating from Worcester Bosch combi boiler (updated 2017) located in the pantry/utility room off the kitchen
- Wealth of period features including fireplace, ornate cornicing, ceiling roses, replacement timber double glazed sash & case windows, panelled doors & Edinburgh press
- Expansive, sunny communal rear garden – maintained at a cost of £35 per annum
- Well maintained stair with cleaning at a cost of £24 per quarter & small stair fund
- Locked shelved storage cupboard on the ground floor
- On street resident permit parking & bike hangers

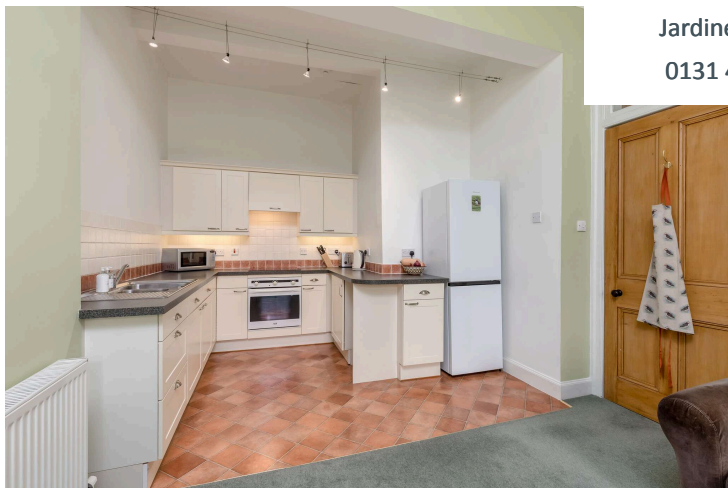


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





BEAUTIFULLY PRESENTED TWO BED THIRD FLOOR PERIOD APARTMENT IN CATCHMENT FOR EXCELLENT BRUNTSFIELD SCHOOLS

This spacious traditional property would make an amazing home for first time buyers, professionals or a young family, being in the catchment for the well renowned Bruntsfield Primary & Boroughmuir High Schools. The well laid out accommodation comprises an elegant bay windowed sitting room, a handy boxroom, a spacious fitted kitchen/dining room with pantry/utility room off, two good sized double bedrooms and a modern bathroom. This property also has the benefit of a well-maintained expansive communal rear garden & permit parking in the street. Located in the heart of Bruntsfield with its 'villagey' feel and wide array of coffee shops, bars, restaurants, independent retailers, supermarkets, lifestyle amenities & wide-open spaces. The location is also an easy bus ride or walk into the city centre, via Bruntsfield Links & the Meadows, making it perfect for commuters.

AREA

Bruntsfield is a very prestigious area in the south of the city, bordering Morningside, and offering a wide range of supermarkets (including Tesco, Waitrose and M&S Simply Food), speciality food stores, coffee shops, bars, restaurants and independent retailers. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema and Church Hill & King's Theatres. There are a good range of gyms/leisure facilities & golf courses a short walk or drive away and the property is also well placed for lots of walks & open spaces, including Bruntsfield Links & the Meadows. Local schooling is very well-renowned and the property is in the catchment for Bruntsfield & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's College. The city centre and old town are a short stroll away but there are also numerous bus services taking you into

and out of town, together with easy access to the city bypass and the motorway network beyond.

EXTRAS

The blinds, light shades (except front bedroom & living room), electric hob, oven, extractor fan, washing machine and tumble drier are included in the sale.

HOME REPORT VALUATION

£400,000

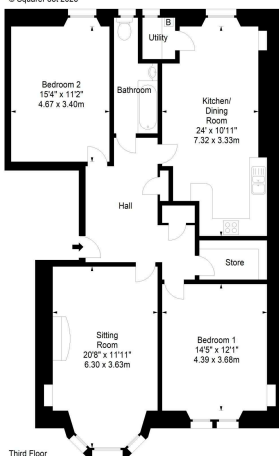


Sitting room	20'8 x 11'11 (6.30 x 3.63m)
Kitchen/dining room	24' x 10'11 (7.32 x 3.33m)
Bedroom 1	14'5 x 12'1 (4.39 x 3.68m)
Bedroom 2	15'4 x 11'2 (4.67 x 3.40m)

Bruntsfield Gardens,
Edinburgh,
Midlothian, EH10 4EA



Approx. Gross Internal Area
1163 Sq Ft ~ 108.04 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

