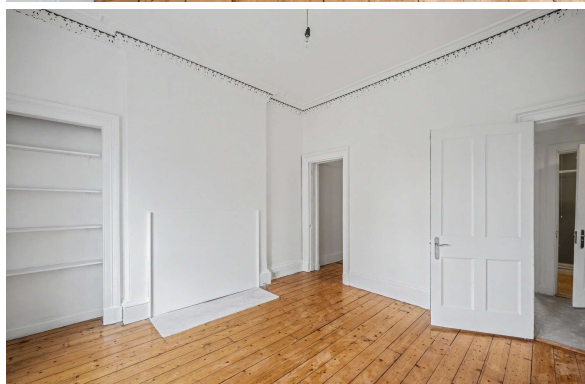




24/6 Bruntsfield Place
BRUNTSFIELD | EDINBURGH | EH10 4HN

warner's
solicitors & estate agents

nordic
out-door



24/6 Bruntsfield Place

BRUNTSFIELD | EDINBURGH | EH10 4HN

Warners are delighted to present to the market this exceptionally well-located two-bedroom third-floor flat, enjoying pleasant views over the iconic Bruntsfield Links. Set within the highly sought-after Bruntsfield area, just south of Edinburgh city centre, the property is ideally positioned for an excellent range of local amenities, independent shops, cafés, restaurants and recreational facilities.

Accessed via a secure entry-phone system, the property further benefits from gas central heating, double glazing and access to a shared rear garden. The accommodation comprises a bright and welcoming sitting room to the front, with a useful adjoining box room, while the second double bedroom is also positioned to the front. Quietly situated to the rear is the generously proportioned master bedroom, complete with en-suite bathroom, alongside a well-equipped dining kitchen featuring a range cooker, washing machine and fridge freezer. A contemporary shower room completes the accommodation.

Offering well-proportioned accommodation in a highly desirable location, this attractive property is likely to appeal to a wide range of buyers, including first-time buyers, professionals and investors. Early viewing is highly recommended.

- Highly sought-after Bruntsfield location
- Views over Bruntsfield Links
- Two generous double bedrooms
- Master bedroom with en-suite
- Well-equipped dining kitchen
- Secure entry, gas central heating & shared garden

Energy Rating C, Council Tax band C.

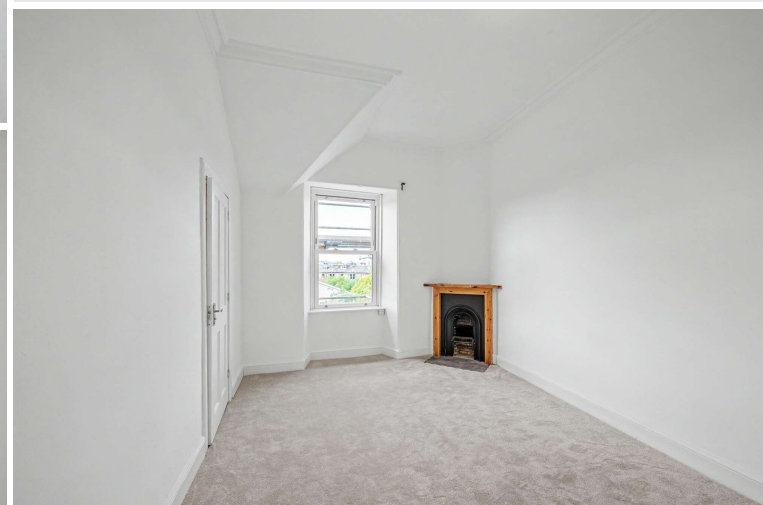
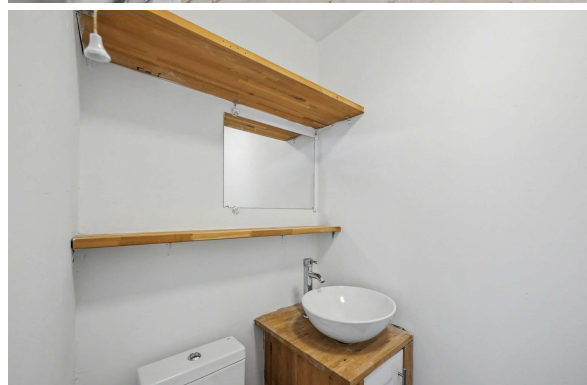
Property will be sold as seen.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

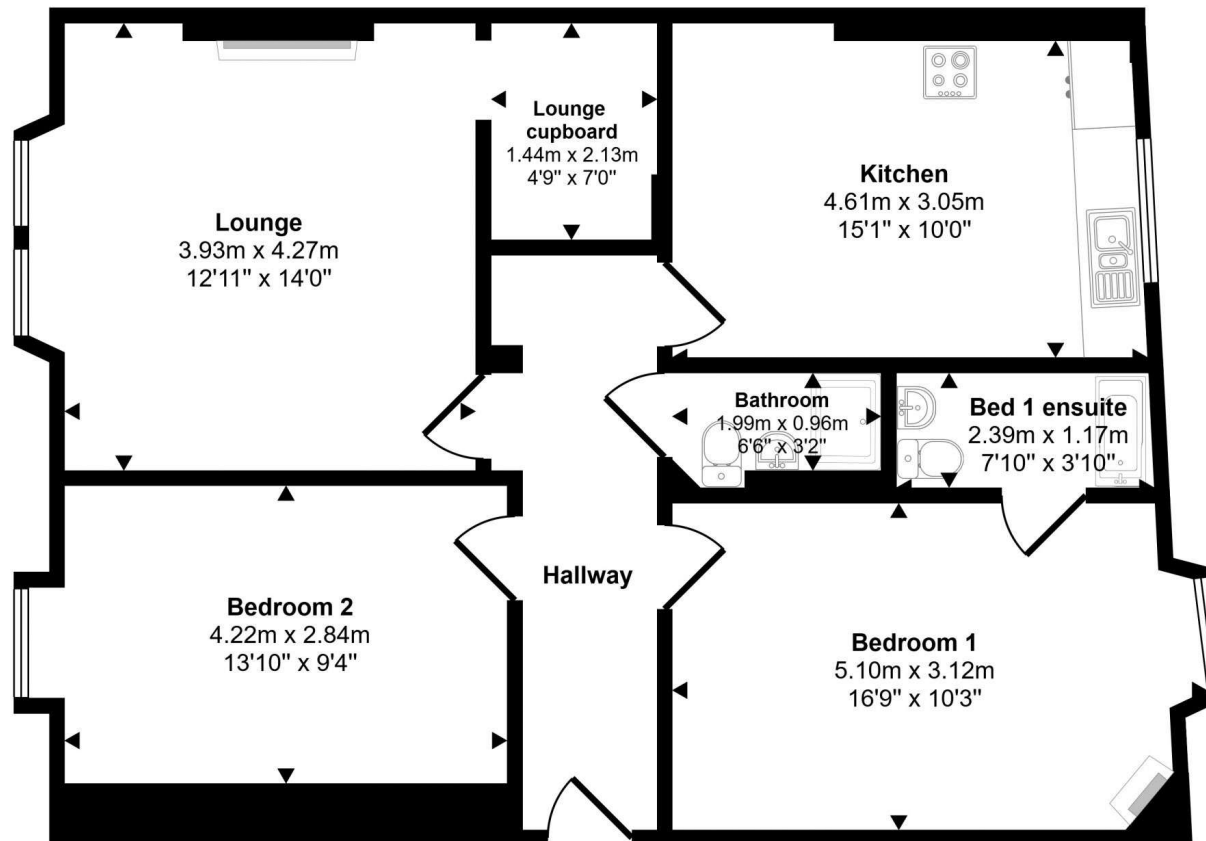


Property factored by Edinburgh Block Management, amount payable to be confirmed.

Bruntsfield is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Marchmont and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of stylish bars, restaurants and cafes, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.



Approx Gross Internal Area
81 sq m / 876 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.