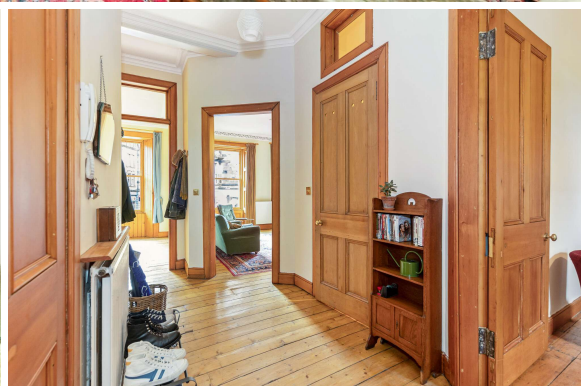




1/1 Gillespie Crescent, Bruntsfield
| EDINBURGH | EH10 4HT

warners
solicitors & estate agents



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Warners are delighted to present to the market this generously proportioned two-bedroom first-floor flat, forming part of a traditional tenement in the highly sought-after area of Bruntsfield. Offering excellent proportions and attractive period features, this appealing property represents an ideal opportunity for first-time buyers, professionals, couples or investors seeking a home in one of Edinburgh's most popular residential districts.

The accommodation comprises a welcoming entrance hallway, a bright and spacious living room featuring a fire place and attractive decorative cornicing, two well-proportioned double bedrooms and a generously sized kitchen/dining room. The bathroom and toilet are conveniently positioned off the central hallway, while a storage cupboard by the living room completes the accommodation. The property further benefits from access to a communal rear garden, providing a pleasant outdoor space for residents to enjoy.

- Generously proportioned two-bedroom first-floor flat
- Highly sought-after Bruntsfield location
- Traditional tenement with period character
- Spacious living room with decorative cornicing
- Generous kitchen/dining room
- Communal rear garden

Council tax D. Energy Rating D

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



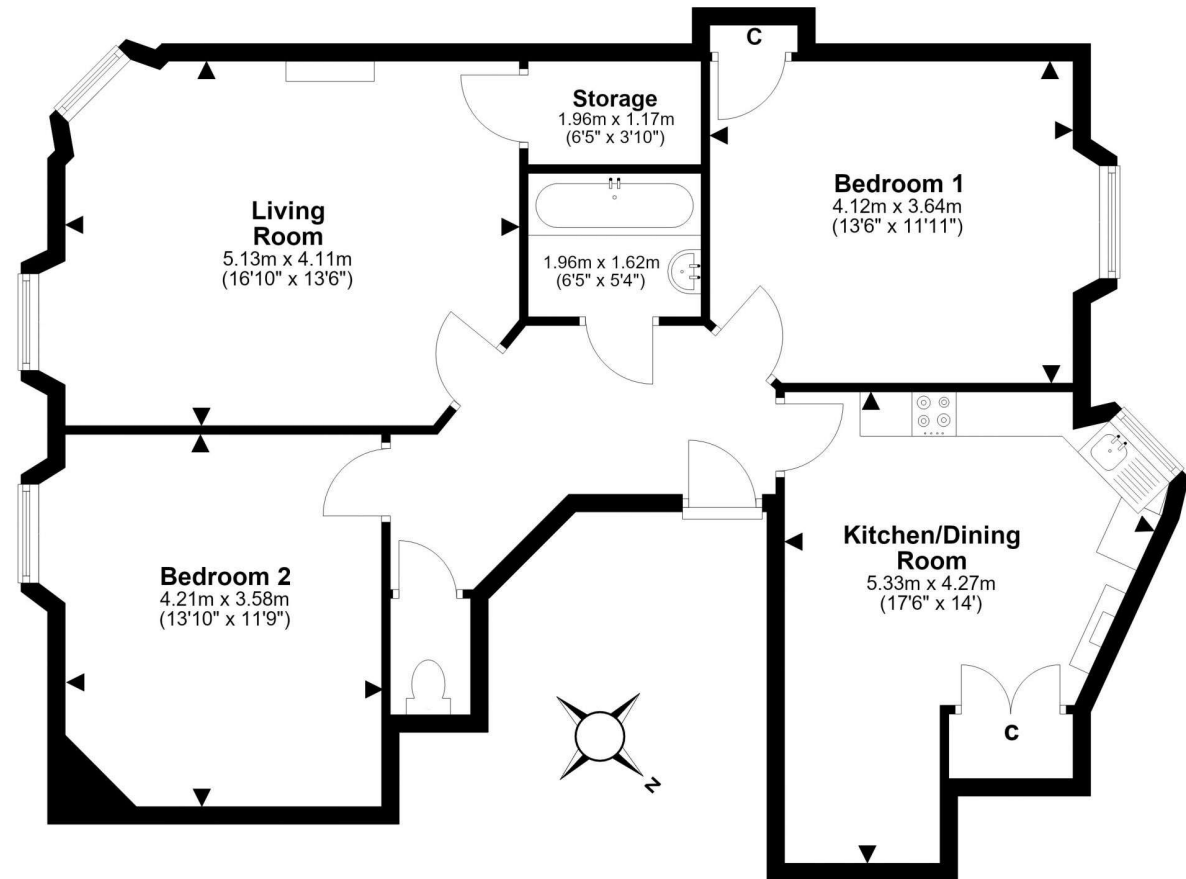
All fixtures, fittings, integrated kitchen appliances, curtains & blinds will be included in the sale.

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. The area is renowned for its excellent selection of bars, bistros and independent cafes, local shops and boutiques, and theatres and cinemas, all within walking distance.

Edinburgh city centre is readily accessible, with excellent public transport links serving the surrounding area.

There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible. Early viewing is highly recommended to fully appreciate the generous proportions, period character and convenient location on offer.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.