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Offers Over

£230,000

74 1F2 Leamington Terrace

Bruntsfield | Edinburgh | EH10 4JU

This beautifully presented first floor traditional tenement flat enjoys a superb front-facing position in the heart of sought-after Bruntsfield. Offered in excellent, move-in condition, the property would make an ideal first-time purchase, combining period character with stylish, practical accommodation in one of Edinburgh's most desirable neighbourhoods.

-  1 Bedroom
-  1 Reception Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - B



Description

The property is accessed via a secure entry phone system and a well maintained communal stair. At the first floor, the front door opens into a welcoming hallway with useful storage and a utility cupboard housing the washing machine. At the heart of the home is an attractive open-plan reception room and kitchen, flooded with natural light from twin front-facing windows. The contemporary kitchen is fitted with a range of modern units and integrated appliances including an oven, hob, extractor hood and fridge/freezer, creating an excellent space for both everyday living and entertaining. The generously proportioned double bedroom is a particularly appealing room, enhanced by beautiful period detailing including an ornate cornice and ceiling rose. The bathroom is fitted with a white suite and an over-bath shower. A separate box room provides valuable additional space and is ideally suited to use as a home office, while also offering excellent potential as a substantial walk-in wardrobe or dressing room. Further features include gas central heating from a combination boiler, conveniently housed within a press in the reception room, and traditional single-glazed sash and case windows.



Extras

All fitted floor coverings will be included in the sale together with the oven, hob, fridge/freezer, washing machine and curtains. Items of furniture are available to be included if desired.

Gardens & Parking

A well-kept communal garden/drying green is located to the rear of the building and residents' zoned parking is available on street.

Viewing

By appointment through Neilsons (0131 625 2222).





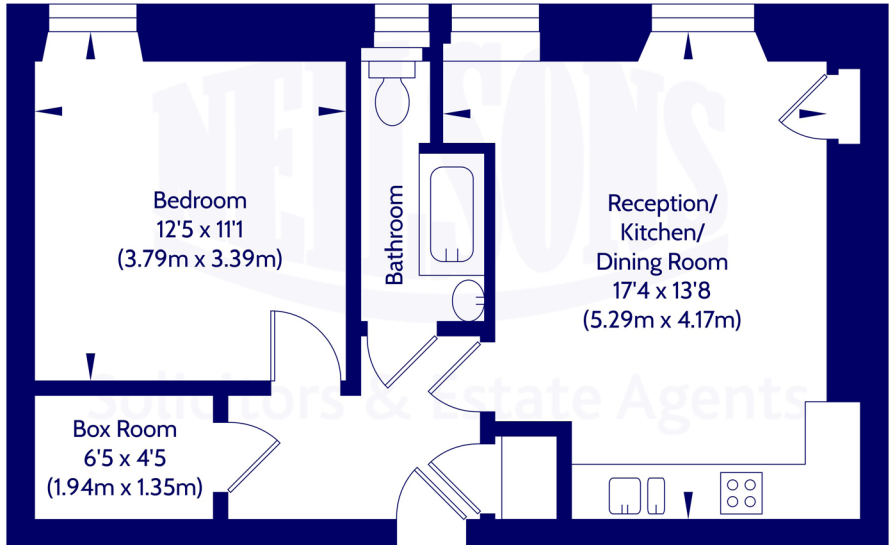
Location

Leamington Terrace is an attractive residential street of handsome sandstone tenements and houses located off Bruntsfield Place, in the highly desirable Bruntsfield district of South Edinburgh. This vibrant and popular area has an excellent selection of highly regarded shops, boutiques, independent cafes and restaurants and is on the edge of the wide green spaces of Bruntsfield Links and The Meadows. Further shopping and supermarkets can be found in neighbouring Morningside and excellent transport links provide swift access to the city and surrounding areas. A wealth of recreational facilities are at hand and Edinburgh University and Napier's Merchiston Campus also within easy walking distance.



Approx. Gross Internal Floor Area 46 Sq M / 495 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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