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BRUNTSFIELD, EDINBURGH, EH10 4EU



ATTRACTIVE TWO-BEDROOM SECOND-FLOOR FLAT



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McEwan Fraser Legal is delighted to present this delightful two-bedroom second-floor flat, ideally situated within the highly desirable residential area of Bruntsfield. Offering bright and well-presented accommodation throughout, the property would make an excellent home for first-time buyers, professionals or those looking to enjoy the convenience of city living in an established residential neighbourhood.

The accommodation comprises a welcoming entrance hallway with useful storage, leading to a bright and comfortable sitting room providing an inviting space to relax and unwind. The kitchen and dining room offer a practical and sociable layout, with a separate utility area providing additional convenience and functionality.

The Property





There are two well-proportioned double bedrooms, both offering comfortable accommodation, along with a bathroom serving the property. The overall layout makes excellent use of the available space, while the property's bright presentation adds to its appeal.



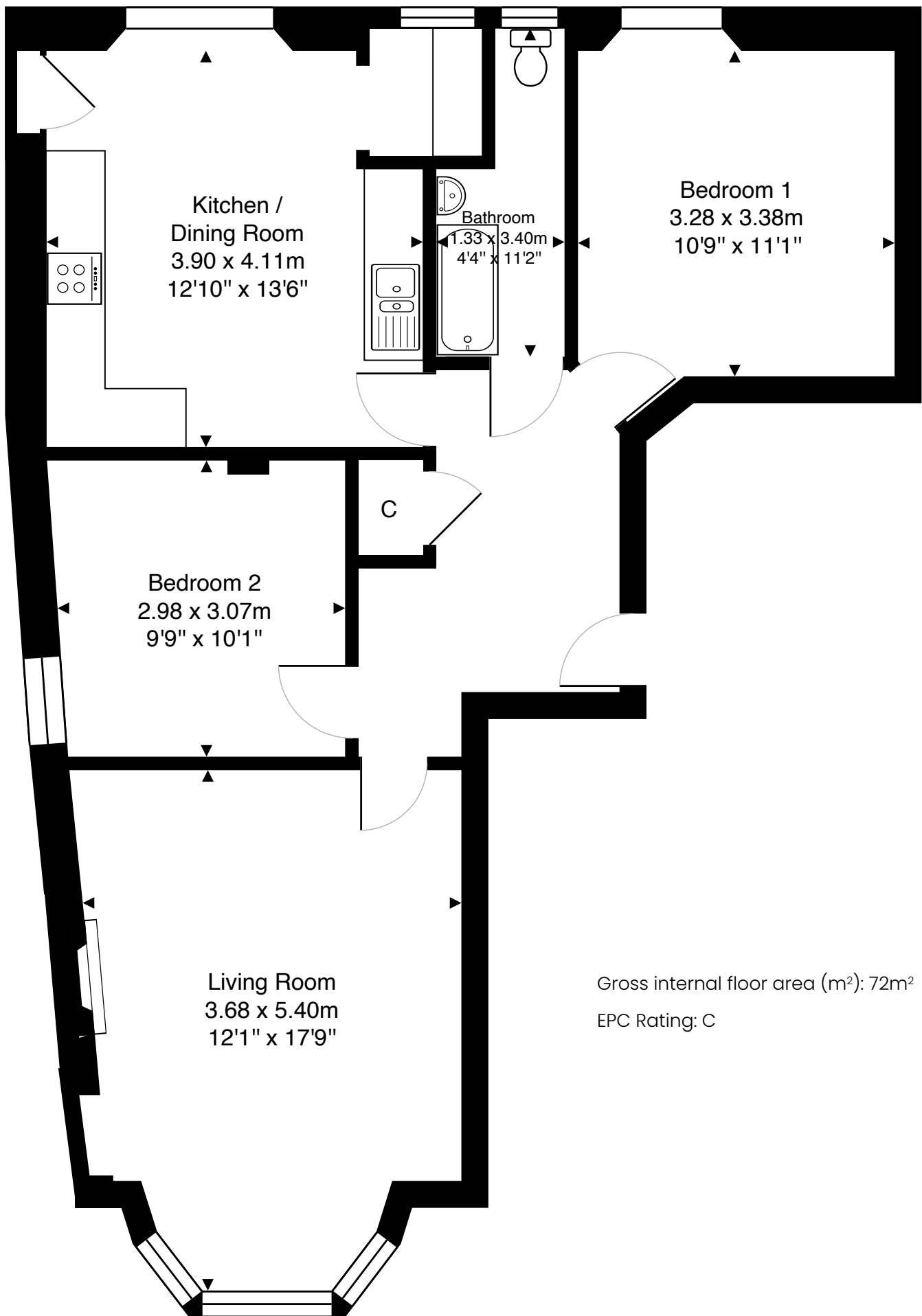


Bedroom 2











BEDROOM VIEW

Externally, the property benefits from access to a shared rear garden, providing a pleasant outdoor space to enjoy during the warmer months. Further benefits include gas central heating, partial double glazing and permit parking, subject to the relevant local arrangements.

Early viewing is highly recommended to appreciate the presentation, location and appeal of this attractive two-bedroom flat.





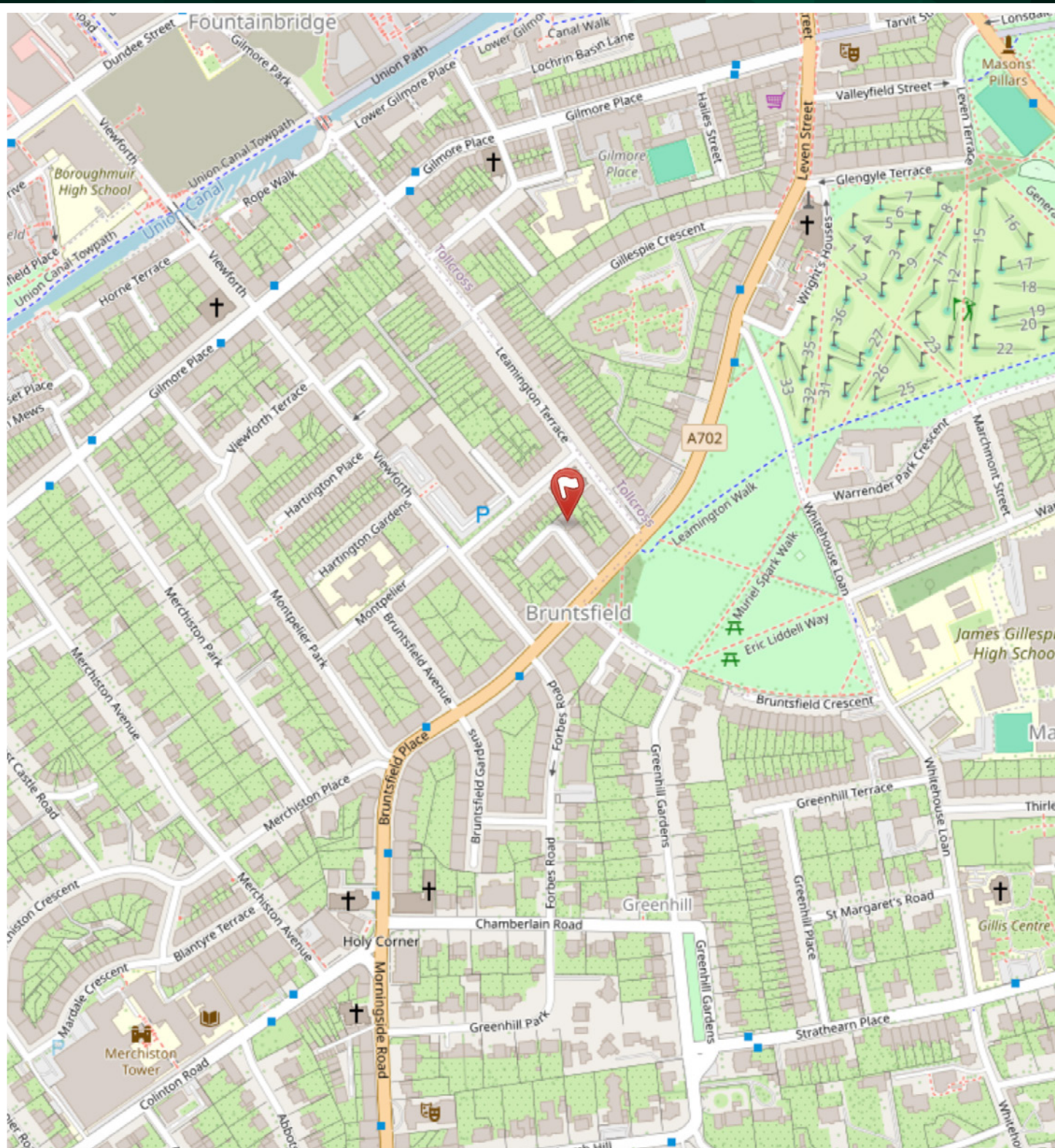
The highly desirable area of Bruntsfield lies approximately one mile to the South of Edinburgh's city centre.

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 a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road.

The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. 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 fifteen minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for in the private and state sectors.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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