



21 Forbes Road

Bruntsfield, Edinburgh, EH10 4EG



Rarely available main door property with 4 bedrooms in highly sought after location

- Spacious sitting room
- Modern kitchen/dining room
- Principal bedroom with en-suite
- 3 further bedrooms
- Family bathroom with white suite
- Versatile box room & storage
- Highly sought-after, convenient location
- Direct access to communal garden
- On-street permit parking
- Gas central heating & double glazing



Offers Over :
£575,000



 Freehold

Further information can be found in the home report.

About the Property

Beautifully presented, main door property with 4 versatile bedrooms and 2 bathrooms, complemented by fine period features and conveniently positioned in a highly desirable setting, close to excellent local and private schooling.

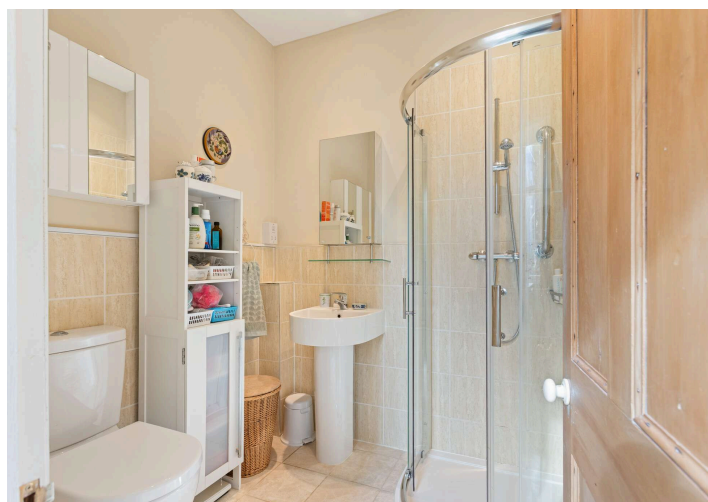
The accommodation is thoughtfully arranged with an entrance vestibule, a welcoming hall with excellent storage leading to a well-equipped kitchen/dining room with glazed door to the delightful shared rear and side garden. There is a spacious bay windowed sitting room featuring decorative cornicing and original sanded floorboards. The well-proportioned principal bedroom enjoys the convenience of a modern ensuite and dressing area, there are 3 further bedrooms, a family bathroom and a versatile box room/home office or for additional storage.

Externally the fully enclosed walled shared garden has been very well-maintained by the present owner and there is on-street parking.

Extras

All fitted floor coverings, blinds, curtains and light fittings, along with kitchen appliances - oven, gas hob, combi oven, dishwasher, fridge/freezer, washing machine, separate freezer & extractor hood.

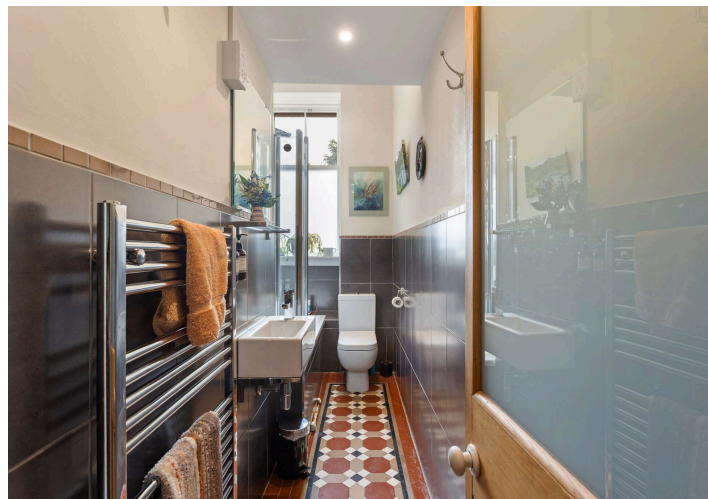
Some items of furniture are available by separate negotiation in the sale.





📍 Location

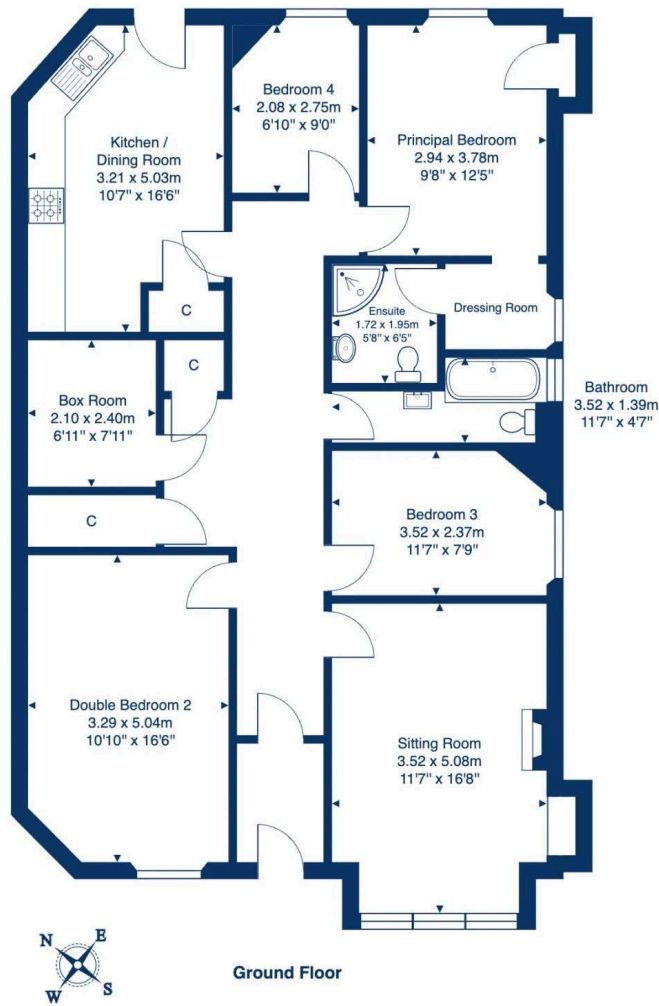
The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre and is considered one of Edinburgh's most sought-after suburbs. Bruntsfield along with neighbouring Morningside offers an excellent variety of amenities including fashionable bars, restaurants, cafes and convenience stores. For larger shopping requirements there are nearby Waitrose store and an M&S Food in Morningside. Recreational spaces in the area include the Meadows which has excellent tennis courts and a children's play park and Bruntsfield Links which has a pitch and putt area. Edinburgh city centre is within easy reach and there is also a good range of bus services, whilst the city bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Bruntsfield offers highly regarded state schooling along with excellent private schooling, it is also ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.





Floor Plan

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Total Area: 118.2 m² ... 1272 ft²

All measurements are approximate and for display purposes only.



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