



15 Bruntsfield Avenue, Edinburgh, EH10 4EL



Welcome

Welcome to 15 Bruntsfield Avenue, a charming two-bedroom traditional main door flat, retaining a wealth of period features and enjoying private front and shared rear gardens, situated within the highly regarded Bruntsfield area of Edinburgh. This appealing property offers an excellent opportunity to acquire a traditional Edinburgh home full of character and individuality. Forming part of a handsome traditional building, the property benefits from its own main door entrance and combines period charm with a practical and versatile layout. The accommodation offers beautifully proportioned rooms, including a welcoming living room with feature fireplace and open fire, alongside a spacious dining kitchen providing an inviting setting for everyday living and entertaining. A wealth of attractive period features adds warmth and character throughout. A further highlight is the garden room situated within the shared rear garden, which the current owners have enjoyed using. Insulated, double glazed and benefiting from electricity, this charming additional space offers excellent versatility. With its desirable location, characterful interiors and delightful garden spaces, early viewing is highly recommended.

Features

- Main door entrance vestibule
- Welcoming reception hallway
- Front-facing living room with feature fireplace and open fire
- Spacious dining kitchen with underfloor heating
- Separate utility room with underfloor heating
- Two double bedrooms, one with direct garden access
- Bathroom with underfloor heating
- Gas central heating
- Single-glazed sash and case windows
- Working shutters in all rooms
- Underfloor insulation throughout
- Private front garden
- Shared rear gardens with an insulated, double-glazed garden room benefiting from electricity, currently enjoyed by the owners







Bruntsfield

Bruntsfield Avenue is situated within the highly sought-after Bruntsfield area of Edinburgh, a popular residential district known for its attractive traditional architecture, excellent amenities and vibrant community atmosphere. The property is ideally placed for the wide range of independent shops, cafés, bars and restaurants found along nearby Bruntsfield Place, Morningside Road and neighbouring streets. The area is particularly well served for recreational amenities, with Bruntsfield Links and The Meadows close by, providing extensive green space ideal for walking, running and leisure activities. There is also a good choice of local schools, while Edinburgh Napier University and the University of Edinburgh are readily accessible. Excellent public transport links provide straightforward access to Edinburgh city centre and surrounding areas, while the city centre itself is within easy reach. With its combination of period architecture, green spaces, independent amenities and convenient city access, Bruntsfield Avenue is an appealing location for a wide range of buyers.

Extras

All fitted floor coverings, light fittings, blinds and integrated kitchen appliances are included in the sale, where applicable. Any additional items may be available by separate negotiation and should be confirmed with the seller.





Get in touch

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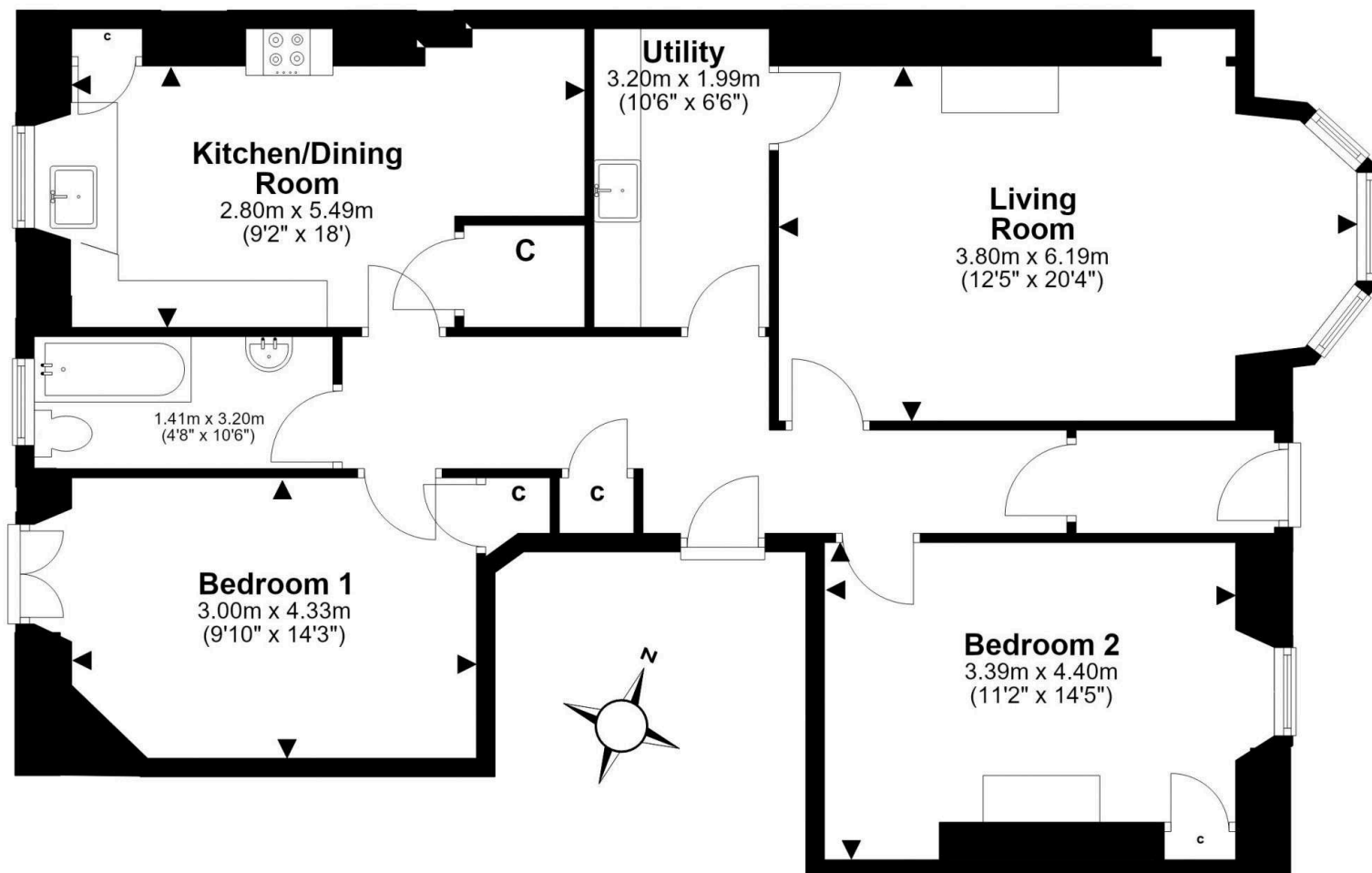
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.