

McDougall McQueen
solicitors & estate agents

94/7 Bruntsfield Place, Edinburgh, EH10 4ES

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Welcome

Welcome to Bruntsfield Place, enjoying an enviable top floor position within a traditional tenement in the highly desirable area of Bruntsfield, this appealing two-bedroom flat offers a wonderful blend of character, charm and spectacular views. The property provides an excellent opportunity for buyers seeking a home in one of Edinburgh's most sought-after residential locations, with the added appeal of a wood-burning stove creating a cosy focal point for the living space. The top floor setting enhances the sense of privacy, while the incredible views provide a particularly special feature, adding to the overall appeal of this charming home. Bruntsfield is renowned for its attractive traditional architecture, independent shops, cafés, restaurants and excellent local amenities, with Edinburgh city centre readily accessible. Combining a desirable location, traditional character and breathtaking outlooks, this is a property that is sure to appeal to buyers looking for something special.

- Reception hallway
- Living room
- Dining kitchen
- Utility cupboard
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Sash and case windows
- Secure entry system
- Communal gardens to the rear maintained by the residents
- Permit and metered parking available















Bruntsfield

Bruntsfield Place enjoys a highly desirable location in one of Edinburgh's most sought-after residential districts, renowned for its attractive traditional architecture, vibrant atmosphere and excellent selection of independent shops, cafés, restaurants and speciality food stores. The area offers a wonderful balance of city living and green open spaces, with Bruntsfield Links and the Meadows providing attractive surroundings for walking, outdoor recreation and relaxation. The location is also well served by regular public transport links, providing straightforward access to Edinburgh city centre and neighbouring districts. With its distinctive village atmosphere, excellent amenities and convenient access to the city's principal attractions, Bruntsfield Place remains a particularly desirable address for those seeking an appealing blend of urban convenience and established residential charm.



Extras

Included in the sale are the integrated kitchen appliances including gas cooker, electric oven/grill, dishwasher and fridge, fixtures & fittings and blinds were fitted.









Get in touch

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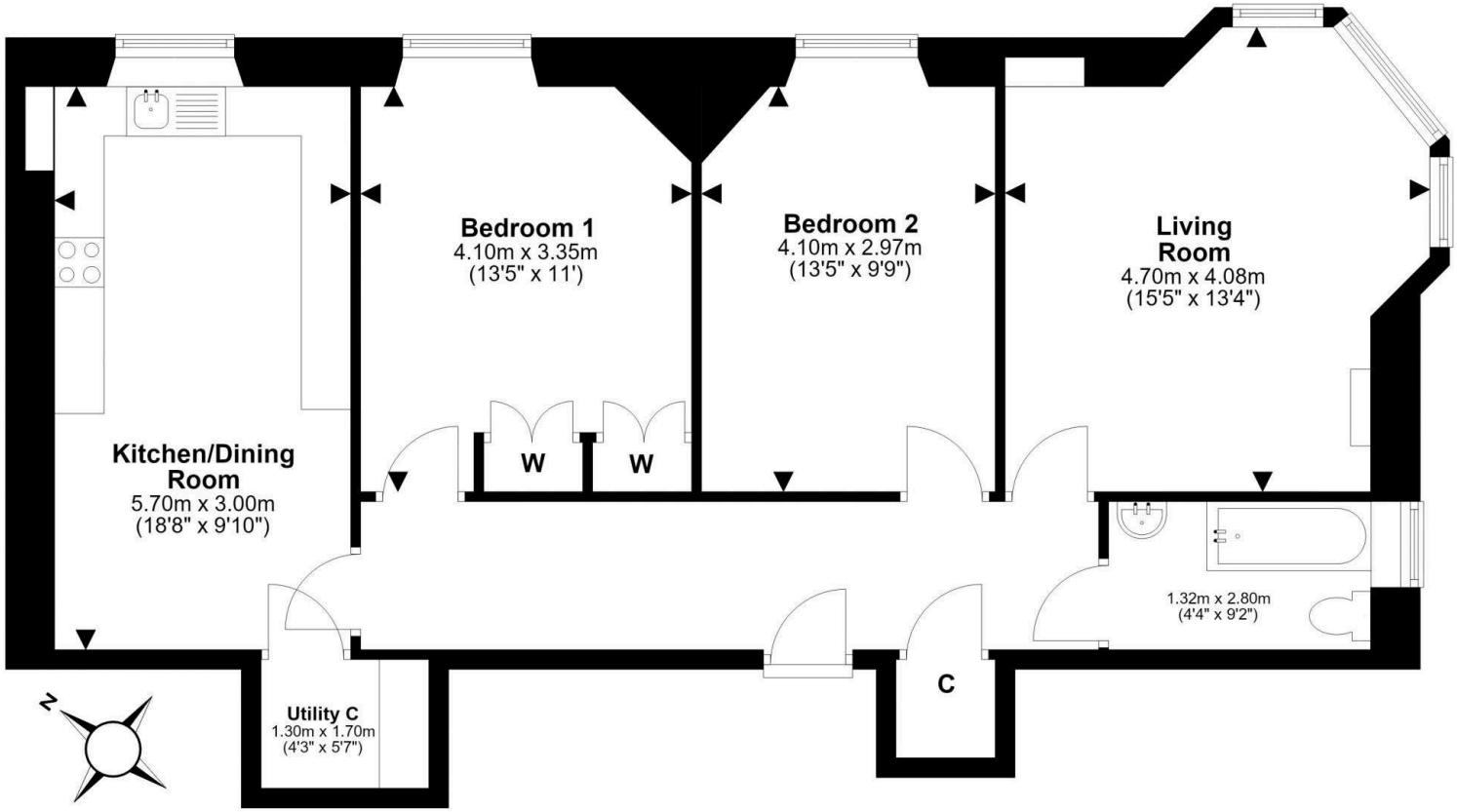
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25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc 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.