

SIMPSON & MARWICK

1 3F3 BRUNTSFIELD TERRACE, BRUNTSFIELD, EDINBURGH, EH10 4EX

EPC C

This well-presented and spacious third-floor flat in Bruntsfield offers the potential to be reconfigured into a two-bedroom residence, making it a versatile option for buyers. Benefiting from views overlooking Bruntsfield Links, the property enjoys abundant natural light, enhancing the interior's sense of space.

The secure door entry system opens into a welcoming hallway leading to the expansive lounge, perfect for both relaxation and entertaining. The adjoining kitchen/diner is well-appointed, featuring ample space for both cooking and dining. The bright and airy bedroom offers a peaceful retreat, while the bathroom has been recently updated, showcasing the investment in the foundational aspects of the flat.

The flat retains its classic charm with single glazing, complemented by efficient gas central heating. Additional updates to the windows, roof, and boiler ensure a robust infrastructure for the property.

Outside, residents have access to a communal rear garden, and parking is conveniently available on-street under a permit scheme.

Bruntsfield's vibrant atmosphere, with a mix of local shops, cafes, and parks, provides an appealing lifestyle. The flat sits within the catchment area of some of the country's leading state schools, adding to its appeal. Enjoy leisurely outings at local favorites like Cairngorm Coffee or Artisan Roast, or dine at Montpeliers. The proximity to Bruntsfield Links and the Meadows offers abundant outdoor recreation options. Excellent public transport links ensure easy access to the City Centre, balancing urban living with a charming neighborhood feel.

Please note that other items may be available through separate negotiation.

Fixtures and Fittings
All blinds, curtains, and light fittings are included in the sale.





Any additional free-standing items may be available by separate negotiation.

Viewing Details
By appointment contact Simpson & Marwick.

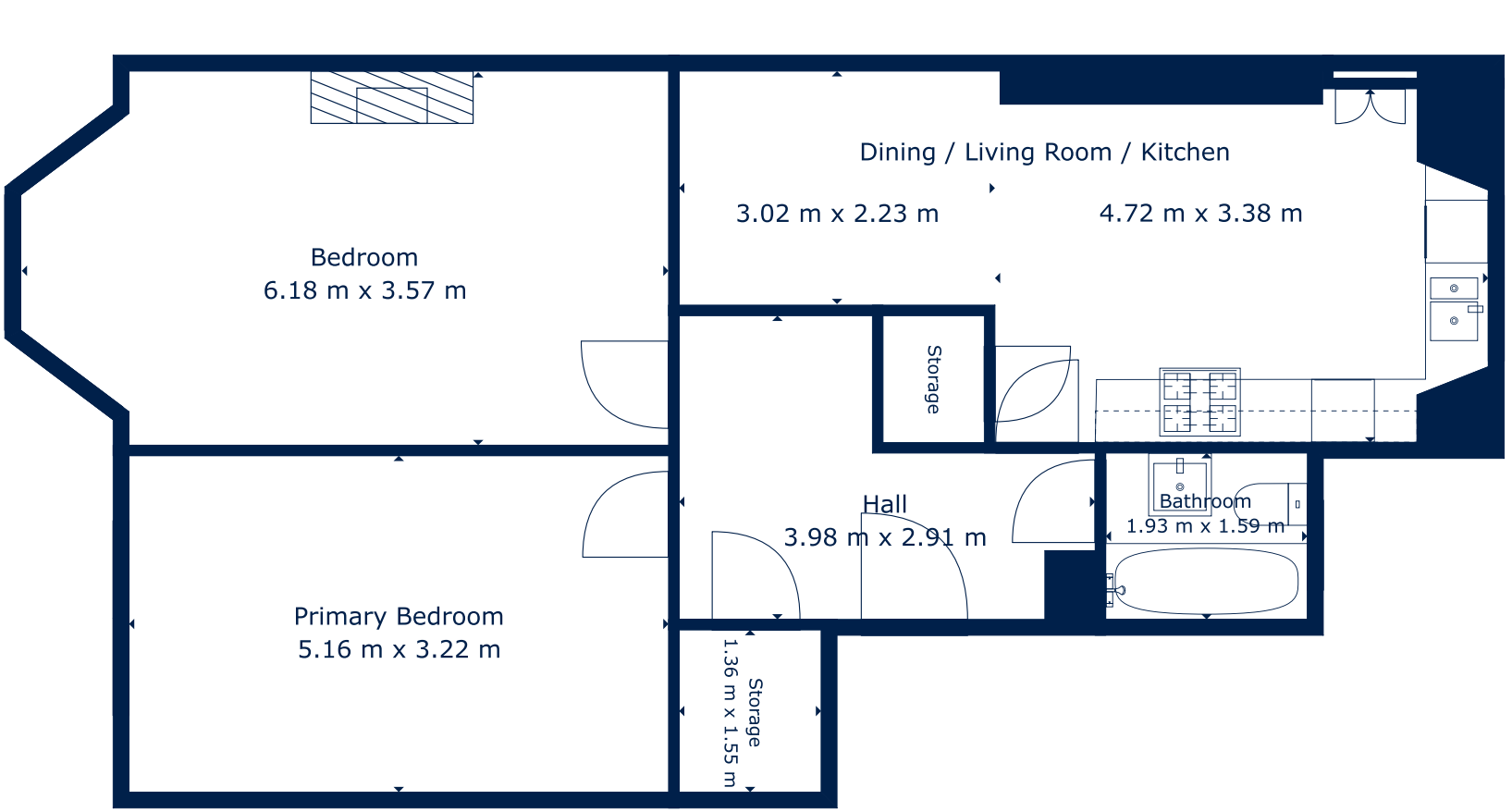
Bullet Points
- Oversized one-bedroom
- Potential for two bedrooms
- Views over Bruntsfield Links
- Secure entry system
- Gas central heating
- Recent updates made
- Communal garden
- Permit parking available
- Single glazing
- Spacious lounge





1 3F3 BRUNTSFIELD TERRACE
Bruntsfield, Edinburgh, EH10 4EX

Approx. Gross Internal Area:
839.585 Sq Ft (78 Sq M)



For Identification purposes only.
Not to scale.

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01620 892000

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