

172/1 BRUNTSFIELD PLACE

BRUNTSFIELD, EDINBURGH, EH10 4ER

2 BED | 1 BATH | 1 PUBLIC





COULTERS

TAKE A LOOK INSIDE

Set within an attractive traditional tenement on Bruntsfield Place, this beautifully presented two-bedroom flat enjoys an excellent position close to a wide range of local amenities. The property combines period character with contemporary finishes, including a stylish kitchen, modern shower room and wood-burning stove.

KEY FEATURES

- Bright and spacious first floor flat.
- Two spacious double bedrooms plus boxroom.
- Shared gardens to the rear.
- Permit parking available.
- Short distance from the city centre.
- Fantastic selection of shops, cafes and restaurants close by.
- EPC Rating - C
- Council Tax Band - E







The sitting room is a welcoming reception space, featuring a bay window, timber flooring and a wood-burning stove set within a recessed fireplace. There is ample space for lounge furniture, with the bay providing a pleasant focal point. The kitchen is fitted with a combination of white and dark cabinetry, wooden worktops and tiled splashbacks, together with a range of integrated appliances and space for a dining table.

There are two double bedrooms, with the second currently utilised as a home office. Both rooms retain attractive period detailing, while the principal bedroom features an ornate fireplace. The hallway also benefits from a large boxroom, currently arranged as a walk-in wardrobe, providing excellent additional storage. The contemporary shower room is finished with striking blue herringbone tiling and comprises a walk-in shower enclosure, wash basin and WC, together with a heated towel rail.







THE LOCAL AREA

Forming part of a conservation area, Bruntsfield is a highly desirable residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

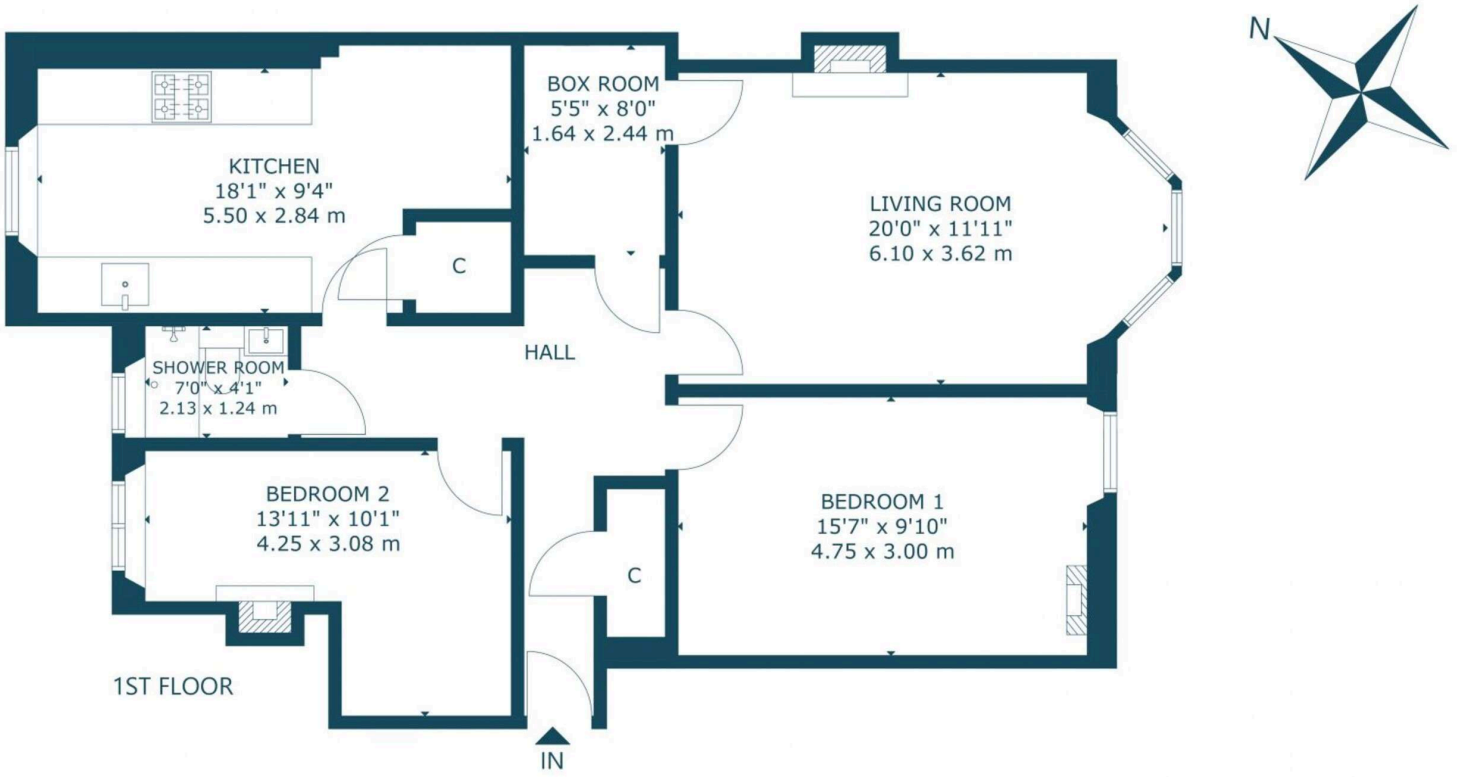
The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis. The Union canal is also within walking distance, popular with walkers and cyclists alike. Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School and Napier University.

EXTRAS

All light fittings, curtains, blinds and white goods are included in the sale price.

HOME REPORT VALUATION: £395,000


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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 904 SQ FT / 84 SQ M
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.