



16 (4F1) BRUNTSFIELD AVENUE BRUNTSFIELD, EDINBURGH, EH10 4EW

OFFERS OVER
£295,000

We are excited to present this exceptional top (4th) floor flat, forming part of a traditional Victorian stone built tenement building, located in the highly sought after and extremely desirable area of Bruntsfield. The flat is tastefully presented throughout with fine period features, elegantly complementing the contemporary décor. The home benefits from gas central heating and has attractive sanded floors. There is a very well maintained shared garden to the rear of the property.

ACCOMMODATION

Hall, sitting room with large bay window, dining kitchen, utility room, double bedroom, box room/study, bathroom, storage cupboard and attic space.

VIEWING

By appointment with Purdie & Co. 0131 346 7240.



Purdie & Co
Solicitors &
Estate Agents

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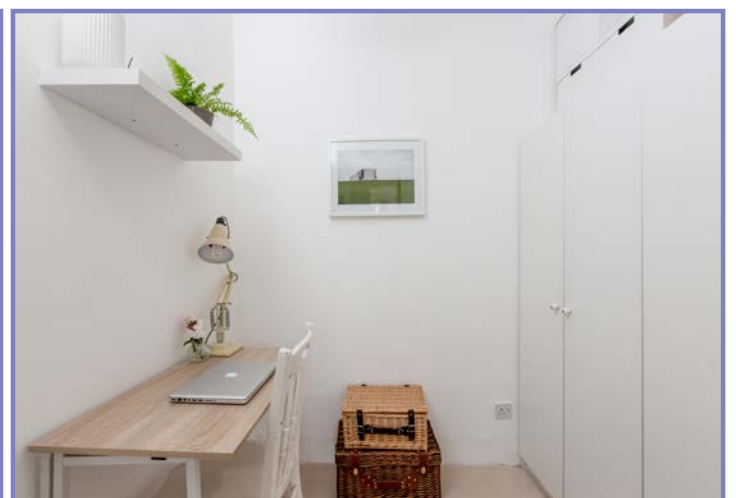


The property is situated in the highly desirable area of Bruntsfield, south of the city centre. It is within easy walking distance of an excellent array of amenities, including fashionable bars, popular restaurants, coffee shops, convenience and specialty shops, as well as a variety of cinemas and theatres. There is a Sainsburys at the end of the street and a Tesco Metro at Holy Corner, with a M&S Simply Food and Waitrose on Morningside Road. The flat is close to the beautiful, wide open spaces of Bruntsfield Links and the Meadows, providing pitch and putt, tennis courts and play-parks. The area is also well served with a variety of sport and leisure facilities, including Warrender Swimming Baths and a Nuffield Health Club. The property is well positioned within the catchment area for highly regarded primary and secondary schools and

is conveniently located for both Edinburgh and Napier Universities. Frequent bus services run close by, affording quick and easy access to the city centre and surrounding areas.

Access to the property is by way of a shared entrance with buzzer system. This opens on to a well-lit communal hall and spiral stair. The flat is on the top (4th) floor.

The hall floors have been stripped and sanded to show the natural beauty of the wood. There is an entry phone handset and a large storage cupboard. Overhead there is a large attic space which is accessed from the communal stair.





The stylish sitting room has a beautiful bay window with the mantelpiece and open flame gas fire (capped) & hearth forming delightful focal points in the room. There is an open shelved press cupboard in one corner, traditional corning throughout, ceiling rose and wooden panelling surrounding the window area. Located off the sitting room is a box room/study with a fitted carpet and skylight.

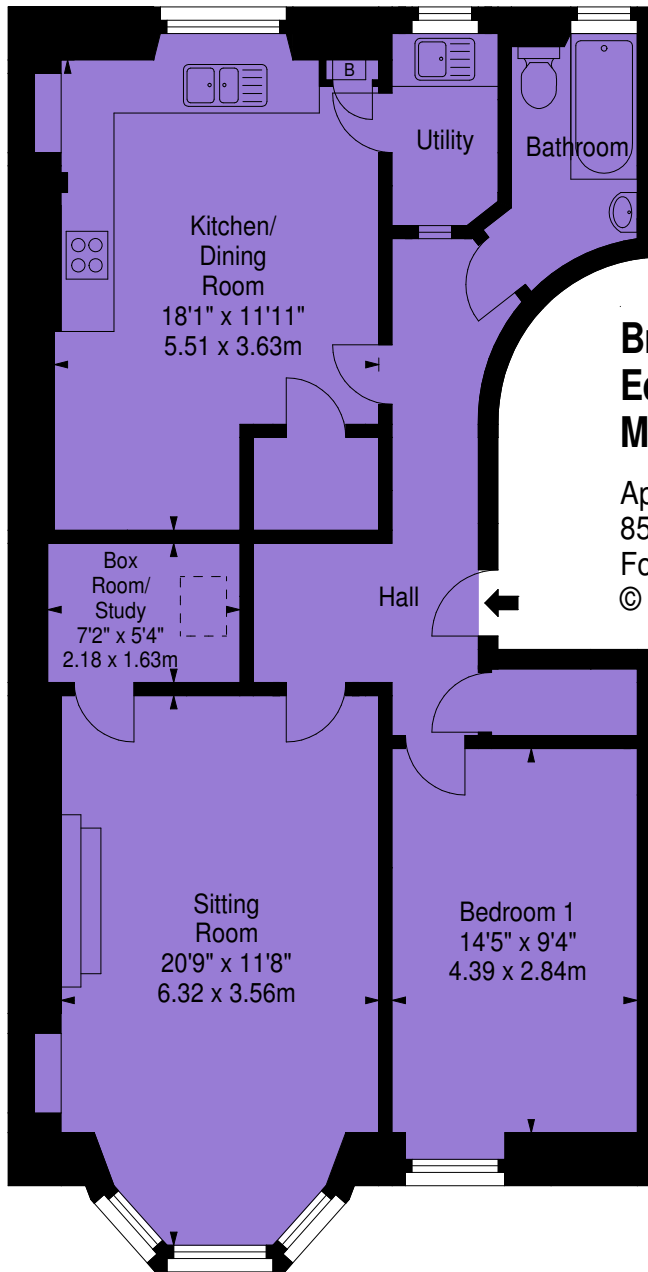
The heart of the home is the kitchen and this particular impressive kitchen is the perfect space to cook, dine and entertain friends with a recessed area perfect for a table and chairs. The current owners have recently replaced the kitchen (& boiler) with a series of base mounted units and a fitted worksurface over. The integrated gas hob, extractor hood & electric oven will be included in the sale. There is a good-sized pantry and just off the kitchen is a handy utility area with a small sink and space for a washing machine.

The airy and bright double bedroom is located to the front of the building with sanded and varnished floors and a striking feature wall adding a contemporary feel. The bathroom is fitted with a white three-piece suite comprising bath (with overhead shower), wash hand basin and WC with ceramic tiling surrounding the sanitary ware and there is a wall mounted mirrored bathroom cabinet for bathroom product storage.

At ground level is the well-maintained communal garden, largely laid to lawn with borders containing a mixture of flowers and shrubs.

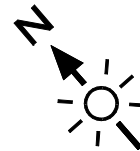
Some additional kitchen appliances may be available by separate negotiation.





**Bruntsfield Avenue,
Edinburgh,
Midlothian, EH10 4EW**

Approx. Gross Internal Area
850 Sq Ft - 78.97 Sq M
For identification only. Not to scale.
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Fourth Floor