

COULTERS[©]

13/6 GILLESPIE CRESCENT

BRUNTSFIELD, EDINBURGH, EH10 4HT

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on an attractive tree lined crescent of uniform Victorian tenements, this three-bedroom flat offers a highly sought-after residential location within the Marchmont, Meadows and Bruntsfield conservation area. With no through traffic, the street is quiet and peaceful yet just a stone's throw from the many excellent amenities of Bruntsfield and Tollcross. Positioned on the third/top floor, the property has a lovely open outlook and exceptional views of Edinburgh Castle. Although now requiring some modernisation, with a practical layout, beautiful period features and generously proportioned rooms, it offers superb potential to buyers seeking to put their own stamp on a home.

The accommodation comprises: a wonderful bay windowed living room, a large kitchen dining room with utility room and pantry cupboard, principal bedroom with box room/walk-in wardrobe and Edinburgh press, further double bedroom, a smaller third bedroom with mezzanine level and a bathroom with three piece suite and overhead shower.

KEY FEATURES



Spacious top floor flat



Three bedrooms



Shared gardens to the rear



Permit parking available



Short stroll to University of Edinburgh campus



Bruntsfield and Tollcross shops on the doorstep



Additional storage is available in two storage cupboards off the hall and within the substantial attic. The property is fitted with single glazed sash and case windows and gas central heating.

Externally there is a large, well-maintained communal garden that is mainly laid to lawn. Permit holder parking is available on the street outside.

EXTRAS

The property is sold as seen with all curtains, light fittings, fitted flooring and cooker including in the sale price.





THE LOCAL AREA

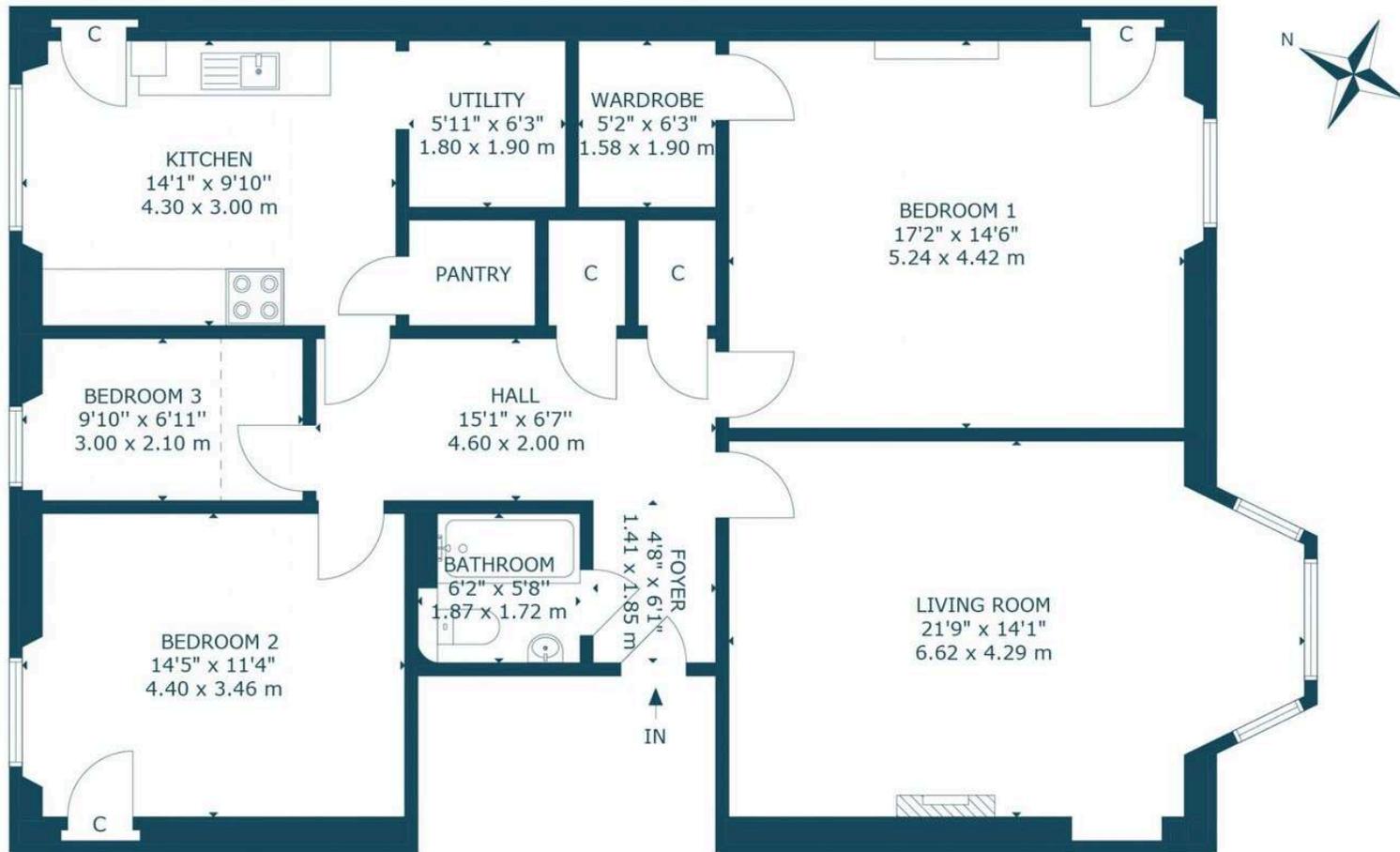
Bruntsfield is a residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

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. 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 Bruntsfield Primary School and Boroughmuir High School. It is also convenient for both Edinburgh and Napier universities.







THIRD FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,246 SQ FT / 115 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.