



lindsays

7(3F1) Leven Terrace,
Bruntsfield, Edinburgh, EH3 9LT

"A spacious and ideally located three bedroom flat with views of Bruntsfield Links"

- Spacious three bedroom flat
- Popular Bruntsfield location
- Excellent views over Bruntsfield Links
- Spacious sitting room
- Well-equipped dining kitchen
- Three double bedrooms
- Box room
- Bathroom
- Gas central heating
- Shared rear garden

EPC Rate E

OFFERS OVER £495,000



Description

A spacious and ideally located three bedroom flat with views of Bruntsfield Links. The property enjoys an excellent location in the popular Bruntsfield area of Edinburgh and occupies the third floor of a traditional tenement building. A secure entry-phone gives access to a well maintained communal hall and stair. Internally the layout comprises; large hallway, spacious sitting room with decorative cornice work, stylish and well-equipped dining kitchen (fridge/freezer, electric oven, electric hob and washing machine), three double bedrooms, box room and the bathroom. The property further benefits from gas central heating and access to the shared rear garden. The property currently has an HMO licence, and the current tenants leave on the 18th May 2024.

Area

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and an M&S Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for schools in both the state and private sector, as well as for both Edinburgh and Napier Universities. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh City Centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.

Viewing

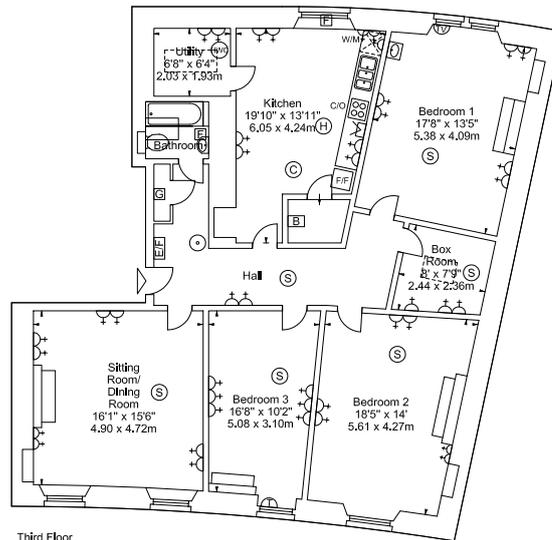
Sunday 2-4pm by appointment contact Lindsay's



Leven Terrace,
Edinburgh,
Midlothian, EH3 9LT

SquareFoot

Approx. Gross Internal Area
1528 Sq Ft - 141,95 Sq M
For identification only. Not to scale.
© SquareFoot 2017



Third Floor

Key -

- Spur For Low Level Socket -
- Low Level Single Socket -
- Single Socket -
- Double Socket -
- Triple Socket -
- 4 Socket Outlet -
- Smoke Detector -
- Carbon Monoxide Detector -
- Telephone -
- Boiler -
- Electricity Fuseboard -
- Cooker Switch + Single Socket -
- Extractor Fan -
- Fire Extinguisher -
- Dish Washer -
- Cooker/ Oven -
- Gas Mains Inlet -
- Fridge/ Freezer -
- Extractor Fan Duct Routes -
- Heat Detector -
- Television -
- Washing Machine -
- Tumble Dryer -
- Fire Alarm Panel -

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.