

MORGAN CUNNINGHAM
S O L I C I T O R S



34/1 BRUNTSFIELD PLACE
EDINBURGH, EH10 4HJ

ESPC Reference number E474815

EPC RATING: C

Owner: MOONIE

Price: OFFERS OVER £365,000

Viewing: By appointment with solicitors

Tel: 0131 623 9323

Stunning first floor flatted dwellinghouse with extraordinary views over Bruntsfield Links and beyond. This property has been tastefully restored and decorated by the present proprietor offering generous accommodation, period features, an elegant sittingroom with views over the Bruntsfield Links and an expansive kitchen/dining room with a centre island again with views over the Bruntsfield Links. There is an additional box room and two large double bedrooms to the rear of the building.

The area has a vibrant feel to it.

The local bus services are regular to the City Centre and there is a local Primary School and Secondary School within the area.

This location provides easy access to the City by-pass and the motorway network and to the airport.

Date of Entry: Negotiable

SITTING ROOM

KITCHEN/DINING ROOM

2 DOUBLE BEDROOMS

BOX ROOM

SHOWER ROOM

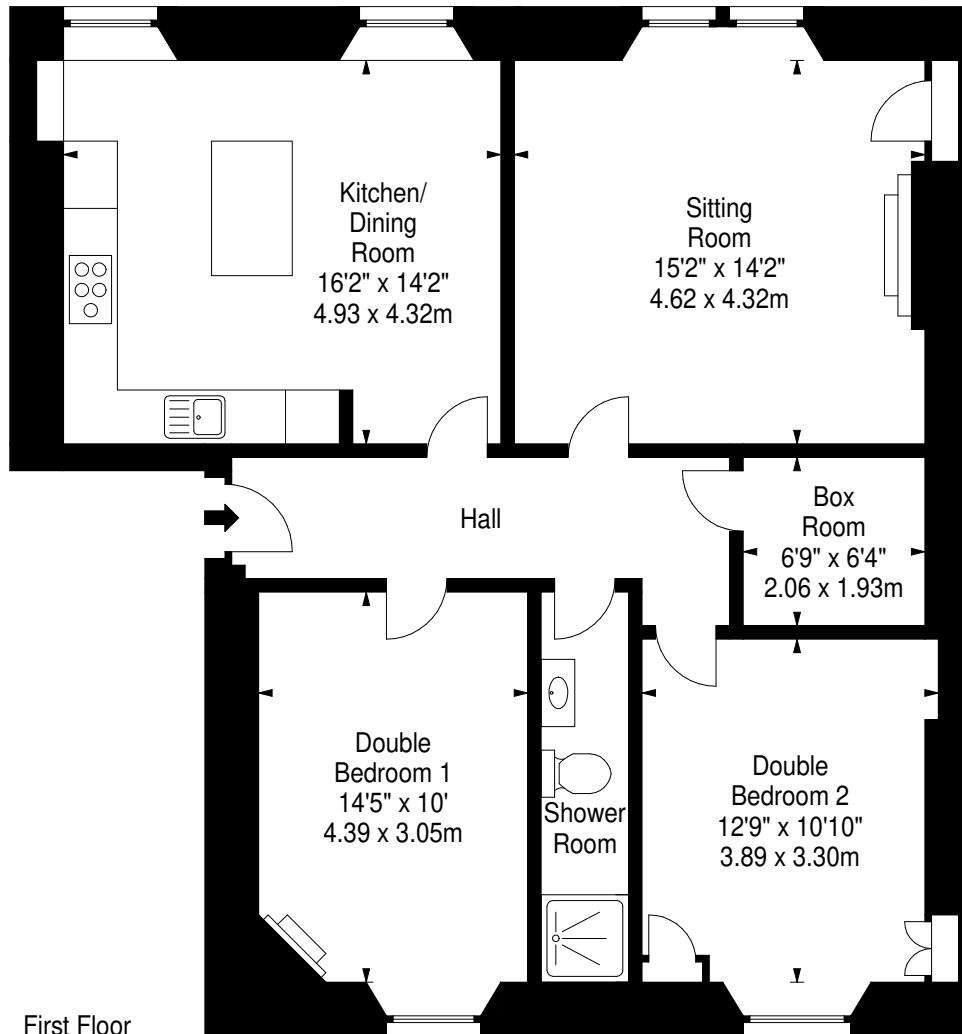
GAS CENTRAL HEATING

SECONDARY GLAZING

ENTRY PHONE SYSTEM







**Bruntsfield Place,
Edinburgh, EH10 4HJ**



Approx. Gross Internal Area
992 Sq Ft - 92.16 Sq M
For identification only. Not to scale.
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While these particulars are believed to be correct they are not warranted and may not be imported into any contract. Interested parties are advised to instruct their solicitors to note interest in the property. The seller nevertheless reserves the right to accept any offer at any time.

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