

Jardine Phillips  
Solicitors • Estate Agents

BRUNTSFIELD

7/1 HARTINGTON GARDENS  
EH10 4LD



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EPC RATING: D

OFFERS OVER £490,000

## PROPERTY DESCRIPTION

- Communal hallway with understairs storage cupboard, leading to private flat entrance
- Hallway over two floors with a number of large storage cupboards, one of which houses the hot water storage tank on the lower level
- Magnificent bay windowed sitting room overlooking the front garden with Edinburgh press & ornate cornicing
- Double bedroom 1 to the rear with fitted wardrobes & dressing table
- Double bedroom 2 to the rear
- Recently updated bathroom with contemporary walk in shower, vanity sink unit, wc & storage cupboards
- Bright family/dining room at the lower level with handy cellar and direct access to the rear garden
- Galley kitchen with range of units & appliances, together with the new boiler – potential to open up to the family/dining room subject to the usual consents
- New Worcester gas central heating boiler with large hot water tank
- Newly fitted high quality wooden sash & case windows with double glazed units
- Sunny south east facing private front garden with space to sit and good sized north west facing patio garden to rear with wooden seat that catches the afternoon sun
- Residents' permit parking in the street



## VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





## RARELY AVAILABLE TWO BED GROUND & GARDEN FLAT IN CENTRAL BRUNTSFIELD LOCATION

This two bed, two public room period apartment, in a quiet cul de sac, has spacious accommodation and wonderful garden areas front & rear. Now requiring some updating, this would make an ideal home for professionals, downsizers or a young family, being in the catchment for some of the best schools in Scotland. Minutes from trendy Bruntsfield Place with its wide array of coffee shops, bars, restaurants & independent retailers and a short distance from the city centre either by bus or a lovely walk through the Meadows.

### AREA

Bruntsfield and nearby Morningside are prestigious areas in the south of the city which offer a wide range of supermarkets (including Tesco, Sainsbury, Waitrose and M&S Simply Food), independent retailers, coffee shops, bars & restaurants. Local schooling is well renowned and the property is in the catchment for Bruntsfield & St Peters Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema, Church Hill & Kings Theatres. There are a good range of gyms/leisure facilities a short walk away at Fountainpark where you will also find a cinema and restaurant complex. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links and the Meadows. There is easy access both into town, via the numerous bus services, and out of town to the city bypass

and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, freestanding cooker, freestanding fridge freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£500,000

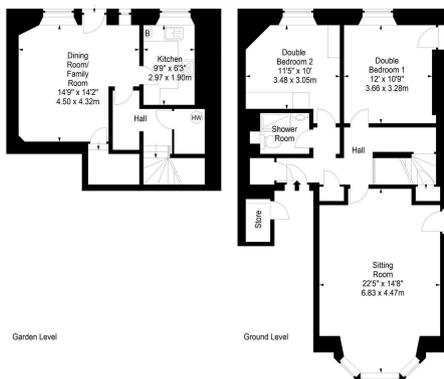


Sitting room	22'5" x 14'8" (6.83 x 4.47m)
Bedroom 1	12" x 10'9" (3.66 x 3.28m)
Bedroom 2	11'5" x 10" (3.48 x 3.05m)
Family/dining room	14'9" x 14'2" (4.50 x 4.32m)
Kitchen	9'9" x 6'3" (2.97 x 1.90m)

Hartington Gardens,  
Edinburgh, EH10 4LD



Approx. Gross Internal Area  
1132 Sq Ft - 107.02 Sq M  
External Store  
Approx. Gross Internal Area  
18 Sq Ft - 1.48 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised 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.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

