

COULTERS[©]

FLAT 4, 1 LEAMINGTON TERRACE,

BRUNTSFIELD, EDINBURGH, EH10 4JW

 3 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This charming second floor flat occupies a desirable corner position within a traditional Victorian tenement in the sought after district of Bruntsfield. With the majority of the accommodation having a south easterly aspect, this is a particularly bright and sunny apartment which boasts wonderful views that can be enjoyed from the quaint, turret window seat.

The property has been lovingly decorated, with elegant period features such as cornicing, timber flooring, shutters, fireplace and sash and case windows retained. The spacious accommodation comprises: captivating living room with corner position; sizeable fitted kitchen with shaker style units and attractive paneled splashback; three good sized double bedrooms and bathroom with three piece suite and overhead shower.

KEY FEATURES

-  Second floor apartment with views
-  Three double bedrooms
-  Shared gardens to the rear
-  Permit parking available
-  Union Canal and Bruntsfield Links nearby
-  Independent shops, cafes and restaurants a short stroll



The curved living room window units have been refurbished with new single glazed units whilst the other windows are of a timber, double glazed sash and case design and were replaced just last year. The property is fitted with gas central heating.

Externally there is a shared garden that is mainly paved, with a drying line. Permit holder parking is available on the surrounding street.





THE LOCAL AREA

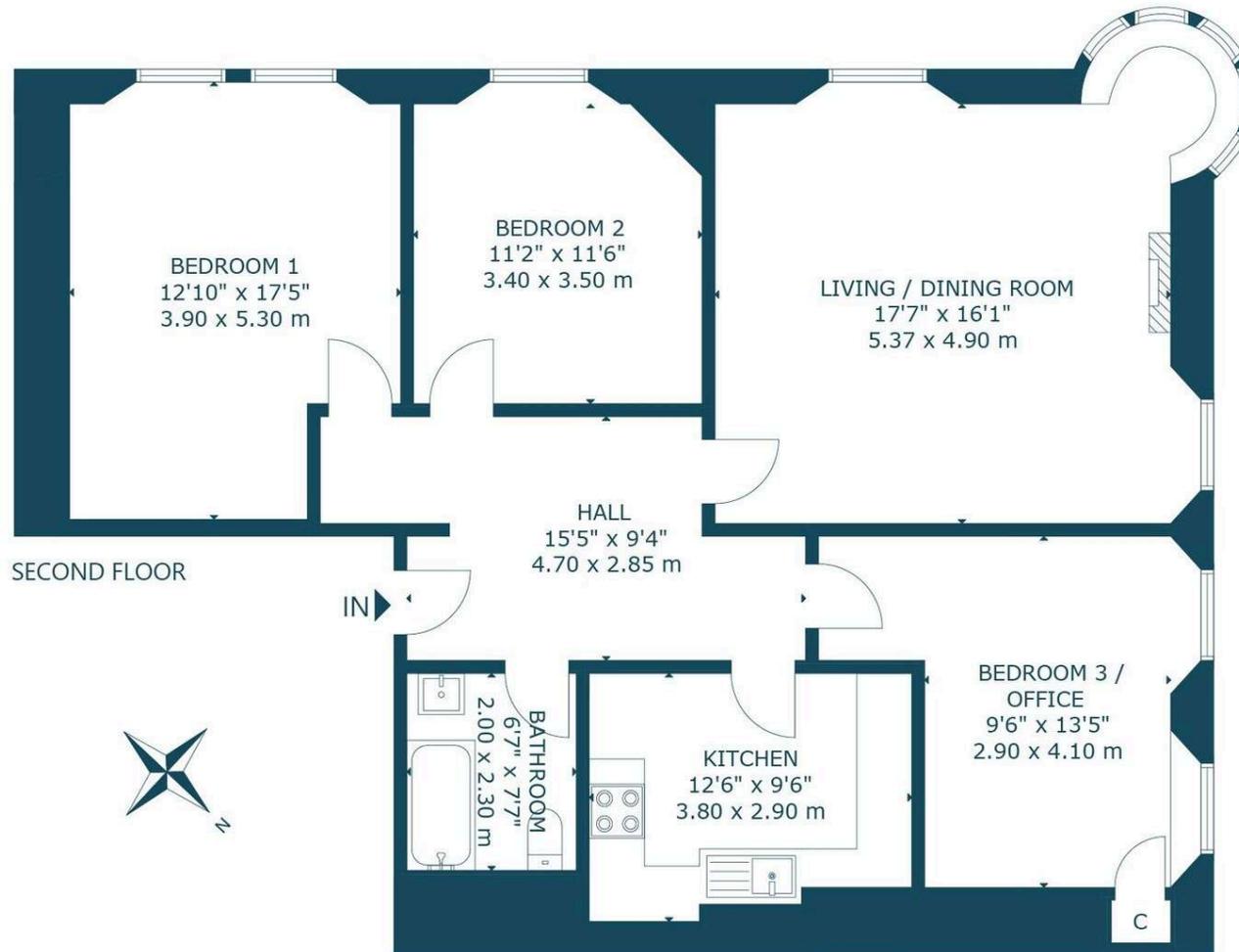
Bruntsfield is a residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Bruntsfield Links, Union Canal 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 including Bruntsfield Primary School and Boroughmuir High School whilst both Edinburgh and Napier universities are nearby.

EXTRAS

The curtains, blinds, fitted flooring, dishwasher, washing machine and cooker are included in the sale price.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,108 SQ FT / 103 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.