

COULTERS[©]

14/2 LEAMINGTON TERRACE

BRUNTSFIELD, EDINBURGH, EH10 4JN

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This well-presented double upper villa is located on a peaceful street in the prime residential area of Bruntsfield which sits within easy reach of a variety of excellent local amenities, highly regarded schools and beautiful green spaces. Benefitting from its own private entrance, this wonderful home offers versatile accommodation in excellent condition throughout. On the first floor, there is an impressive bay windowed sitting room which has high ceilings, intricate cornicing, gas fire with surround and working shutters. At the back of the property, there is a modern fitted kitchen with integrated appliances and breakfast bar as well as access to the private terrace through a recently replaced patio door. A dining room adjoins the kitchen and the original dividing wall has been partially removed to create an open plan layout that is excellent for modern family life and entertaining. There is a separate utility room off the hall. The first floor is also home to a double bedroom with working shutters that would also make a great study, and a family bathroom. On the upper level, there are three generous double bedrooms, with bedroom 1 having well-designed built-in wardrobes and a stylish en suite shower room with twin sinks. A further shower room off the hall serves the other two bedrooms.

KEY FEATURES

 Double upper on highly desirable street

 Sunny private terrace

 Excellent schools and lovely green spaces nearby

 Versatile layout with four double bedrooms

 Secure allocated parking space

 Independent shops, cafes and restaurants close by



The property has gas central heating operated via a combi-boiler and has double glazed sash and case windows.

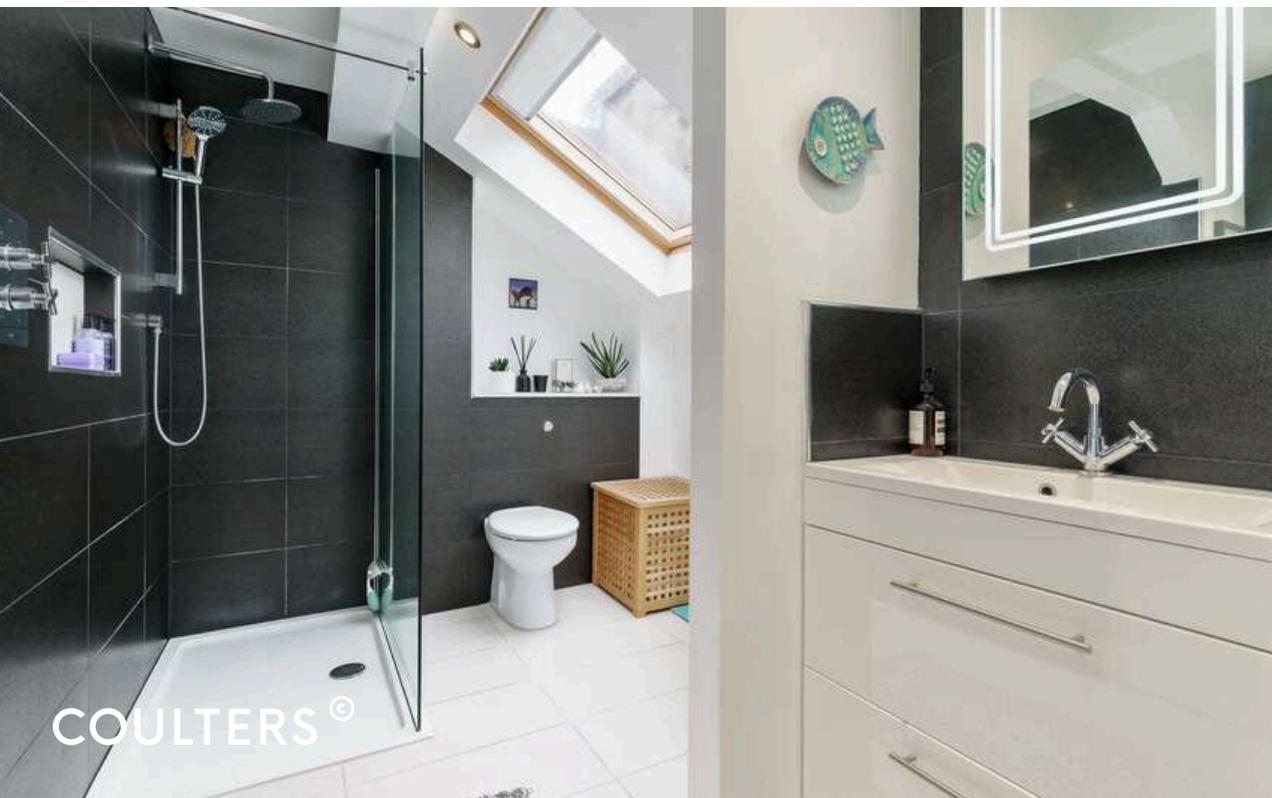
A lovely, south west facing, private terrace provides an ideal outside space to enjoy sunny days. The front gardens are shared between the four properties at 14 and 12 Leamington Terrace. The property has an allocated parking space situated to the rear of the property. It is accessed by a secure, gated lane. Additional permit parking is also available on the 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 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

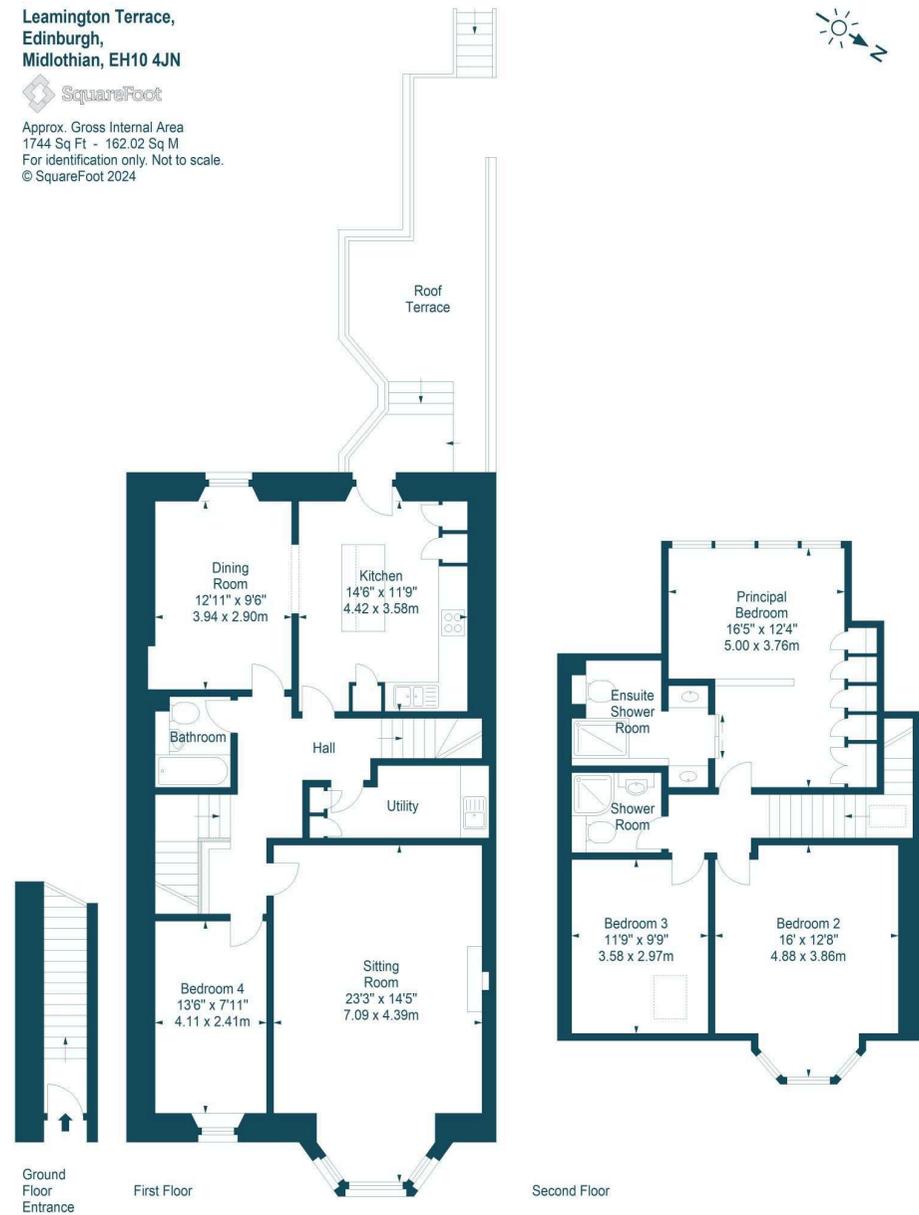
All blinds and integrated kitchen appliances, including gas hob, double oven, microwave, warming drawer, fridge/freezer and dishwasher, freestanding washer dryer, coal effect gas fire, mirrored cupboard in bedroom 4 and wardrobes in bedroom 2 and 3 are included in the sale price. Other items may be available via separate negotiation.



Leamington Terrace,
Edinburgh,
Midlothian, EH10 4JN



Approx. Gross Internal Area
1744 Sq Ft - 162.02 Sq M
For identification only. Not to scale.
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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.