



lindsays

13/1 Bruntsfield Avenue,
Bruntsfield, Edinburgh, EH10 4EL

"Internally the property is well-presented and benefits from a number of period features"

- Popular residential area
- Excellent local amenities
- East access to city centre
- Attractive, spacious accommodation
- Sitting room with bay window and fireplace
- Kitchen / dining room
- 2 double bedrooms
- Bathroom
- Shared rear garden

EPC Rate C

OFFERS OVER £390,000



Description

Located in the highly regarded location of Bruntsfield, 13/1 Bruntsfield Avenue is an appealing 1st floor flat. Internally the property is well-presented and benefits from a number of period features including ornate cornicing and a decorative fireplace. In brief accommodation comprises - secure shared entrance, welcoming and spacious hall with good storage, elegant sitting room with bay window and fireplace with wood-burning stove, delightful kitchen / dining room with lovely outlook to the rear, two spacious bedrooms, and bathroom. There is a well maintained shared garden to the rear and residents' permit parking.

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

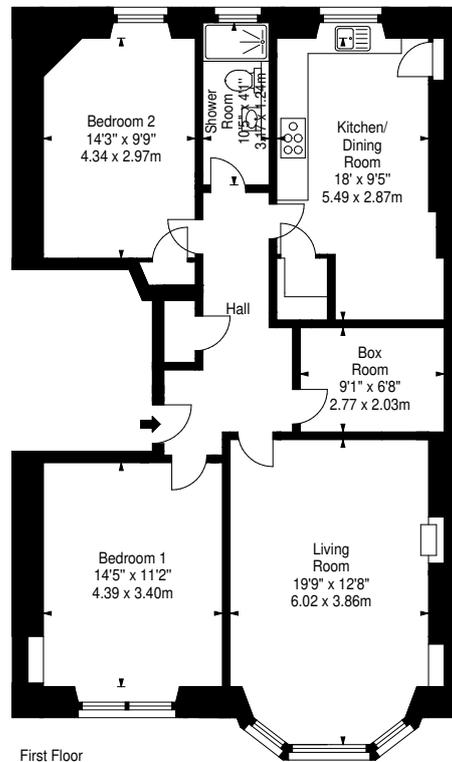
By appointment contact Lindsays



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Edinburgh, EH10 4EL



Approx. Gross Internal Area
1032 Sq Ft - 95.87 Sq M
For identification only. Not to scale.
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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.