



3/2 Admiral Terrace, Edinburgh, EH10 4JH

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A charming two bedroom first floor flat forming part of a converted traditional building offering bright, spacious and well-proportioned accommodation, retaining many period features. The property is conveniently situated in the sought-after Bruntsfield area of Edinburgh close to an abundance of local amenities and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing

- Welcoming reception hallway.
- Bright and spacious living room with corniced ceiling and bay window, feature fireplace, door accesses the kitchen.
- Fully fitted kitchen with a range of wall and base units along with a breakfast bar, all white goods included.
- Good sized double bedroom with fitted storage, rear facing.
- Further double bedroom rear facing with built in storage.
- Bathroom comprises WC, wash hand basin, bath with shower over.
- Single sash and case windows.
- Gas central heating.
- Permit parking.



## Location

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, convenience stores and speciality shops. For larger shopping requirements there are nearby supermarkets. Bruntsfield is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the delightful Meadows which has excellent tennis courts and a large children's play park and Bruntsfield Links which has a pitch and putt. Edinburgh city centre is within easy walking distance and there is also a good range of bus services, whilst the city bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Schooling is well catered for in the private and state sectors

## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings. Furniture available by separate negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

## EPC Band - C

