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EDINBURGH, EH10 4JE

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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 a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road.

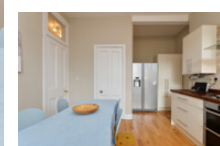
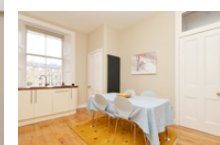
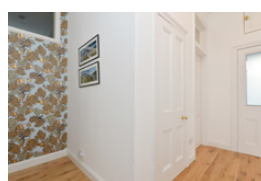
The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. Recreational spaces in the area include The Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt.

Edinburgh city centre can be reached on foot in under fifteen minutes, and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for in the Bruntsfield area with a good choice of State Schools at either James Gillespie or Boroughmuir High Schools, or in the private sector at George Watson's College.

A beautifully presented and impressively modernised third floor flat enviably positioned in the ever-popular Bruntsfield area of Edinburgh. Within easy reach of the many nearby amenities, the property forms part of an attractive traditional tenement building and is accessed via a secure entry-phone system into a communal stair.

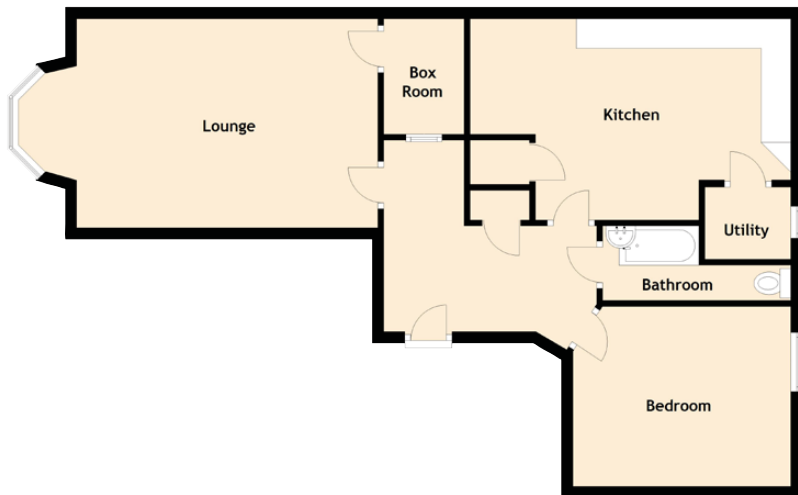
Internally, the property is in superb decorative order throughout and has been upgraded by the current owners, including a recent upgrade to the central heating system, and an impressive kitchen diner. To the front is an elegant bay-windowed sitting room with gas central fireplace and original features, including the box room. To the rear of the building, overlooking the communal rear garden is a well-proportioned dining kitchen, utility cupboard, pantry cupboard and the spacious bedroom and finally a contemporary bathroom.

The property also benefits from sash & case windows, on-street permit parking and a well kept communal garden to the rear. Early viewing is highly recommended.



“... IMPRESSIVELY MODERNISED THIRD FLOOR FLAT ENVIABLY POSITIONED IN THE EVER-POPULAR BRUNTSFIELD AREA ...”

SPECIFICATIONS & DETAILS

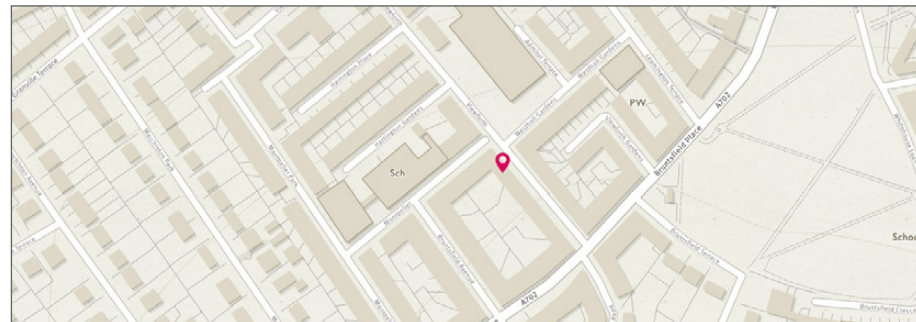


Approximate Dimensions (Taken from the widest point)

Lounge	5.09m (16'8") x 3.53m (11'7")
Kitchen	5.42m (17'9") x 3.40m (11'2")
Utility	1.45m (4'9") x 1.24m (4'1")
Bedroom	3.68m (12'1") x 3.04m (10')
Box Room	1.95m (6'5") x 1.36m (4'6")
Bathroom	1.63m (5'4") x 1.26m (4'2")

Gross internal floor area (m²): 70m² | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items are available through separate negotiation.



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Text and description
DEREK WEBSTER
Survivor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer