




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797 / THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

3f3/7 Bruntsfield Avenue

BRUNTSFIELD, EDINBURGH, EH10 4EL



THE 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 and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks & 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 private and state sectors.



BRUNTSFIELD LINKS & HOLY CORNER



THE PROPERTY

McEwan Fraser Legal are delighted to bring to market, this splendid three bedroom third floor flat. Benefits include refurbished windows and gas central heating should ensure a cosy living environment all year round. This property would suit a variety of buyers including young professionals and offers a great Buy-to-Let potential. The property offers flexibility throughout and allows the buyer a multitude of choices in deciding on how to use the fabulous space on offer.

The accommodation internally consists of a welcoming entrance hall, which provides access to all rooms with a large walk-in cupboard/boxroom providing excellent storage. The spacious open plan lounge/dining kitchen area is sure to appeal to the discerning buyer as a space like this is rarely available in a traditional flat of this style. The bright lounge with bay window contains many original features including fireplace, original floors and cornice. The immaculate open plan fitted kitchen is well equipped and is fitted with a range of base and wall mounted units. A number of quality integrated appliances including hob, oven, extractor, fridge, freezer, washing machine and dishwasher along with the stunning worktops are sure to aspire to any aspiring chef.

Th property boasts two large double bedrooms and a single room, all with views overlooking the rear of the property, both rooms feature more than adequate space for furniture and storage if required. The property is completed with a fresh, three-piece, white, bathroom suite that is partially tiled and has a shower over the bath.

Externally there are communal landscaped grounds to the rear and ample permit parking available. This property truly has appeal therefore early viewing is highly recommended.





SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.77m (15'8") x 3.76m (12'4")
Kitchen	3.56m (11'8") x 3.02m (9'11")
Bedroom 1	3.74m (12'3") x 2.82m (9'3")
Bedroom 2	3.36m (11') x 2.61m (8'7")
Bedroom 3/Office	2.64m (8'8") x 1.98m (6'6")
Bathroom	2.63m (8'8") x 1.40m (4'7")
Box Room	2.16m (7'1") x 1.70m (5'7")

Gross internal floor area (m²) - 79m²

EPC Rating - C

Extras
(Included in the sale)

All fixtures, fittings, floor coverings, white goods and appliances. Other items may be available by separate negotiation.

THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM OF £6,300



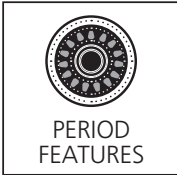
BEDROOMS & BATHROOM



PROPERTY



NEAR UNIVERSITY



PERIOD FEATURES



LEISURE FACILITIES



LOCAL AMENITIES



NEAR CAFE'S & RESTAURANTS

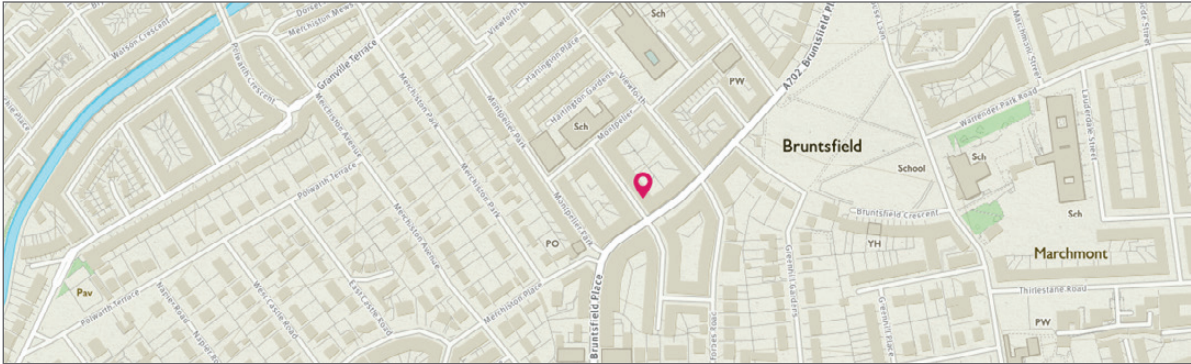


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Text and description
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