

# 1/4 Bruntsfield Terrace

BRUNTSFIELD, EDINBURGH, EH10 4EX



*THE PROPERTY OCCUPIES A PRIME POSITION  
ADJACENT TO BRUNTSFIELD LINKS*



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PART EXCHANGE AVAILABLE!

McEwan Fraser is delighted to present this magnificent one-bedroom second-floor tenement flat, with an additional box room, to the market. The property occupies a prime position adjacent to Bruntsfield Links, is offered to the market in excellent internal order, and has retained a wealth of period detailing. This is a fantastic example of a traditional tenement flat with a layout that is often further developed to provide a second double bedroom (STPP).







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Arranged around a central hallway with integrated storage, the internal accommodation is focused on a traditional bay-fronted living room that boasts high ceilings, laminate flooring, high skirting boards and original coving. The traditional sash and case windows are also in excellent condition. A beautiful fireplace provides a natural focal point for the room and there is ample floor space for a purchaser to create their ideal entertaining space. The hallway gives access to a box room which is currently utilised as a home office. The kitchen/breakfast room overlooks the rear garden. The kitchen enjoys a range of base and wall mounted with integrated appliances and plenty of prep and storage space for the aspiring chef. As with the living room, the bedroom has retained many original features including a sash and case window and original coving. There is ample space for a full range of free-standing bedroom furniture. Internal accommodation is completed by a generous bathroom that is partially tiled and enjoys a three-piece suite with a shower over the bath.

Further benefits include a communal garden, secure entry system, gas central heating, ample residents permit parking and a full range of shops immediately at hand for day-to-day necessities.

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**The Kitchen**





**The Bedroom**







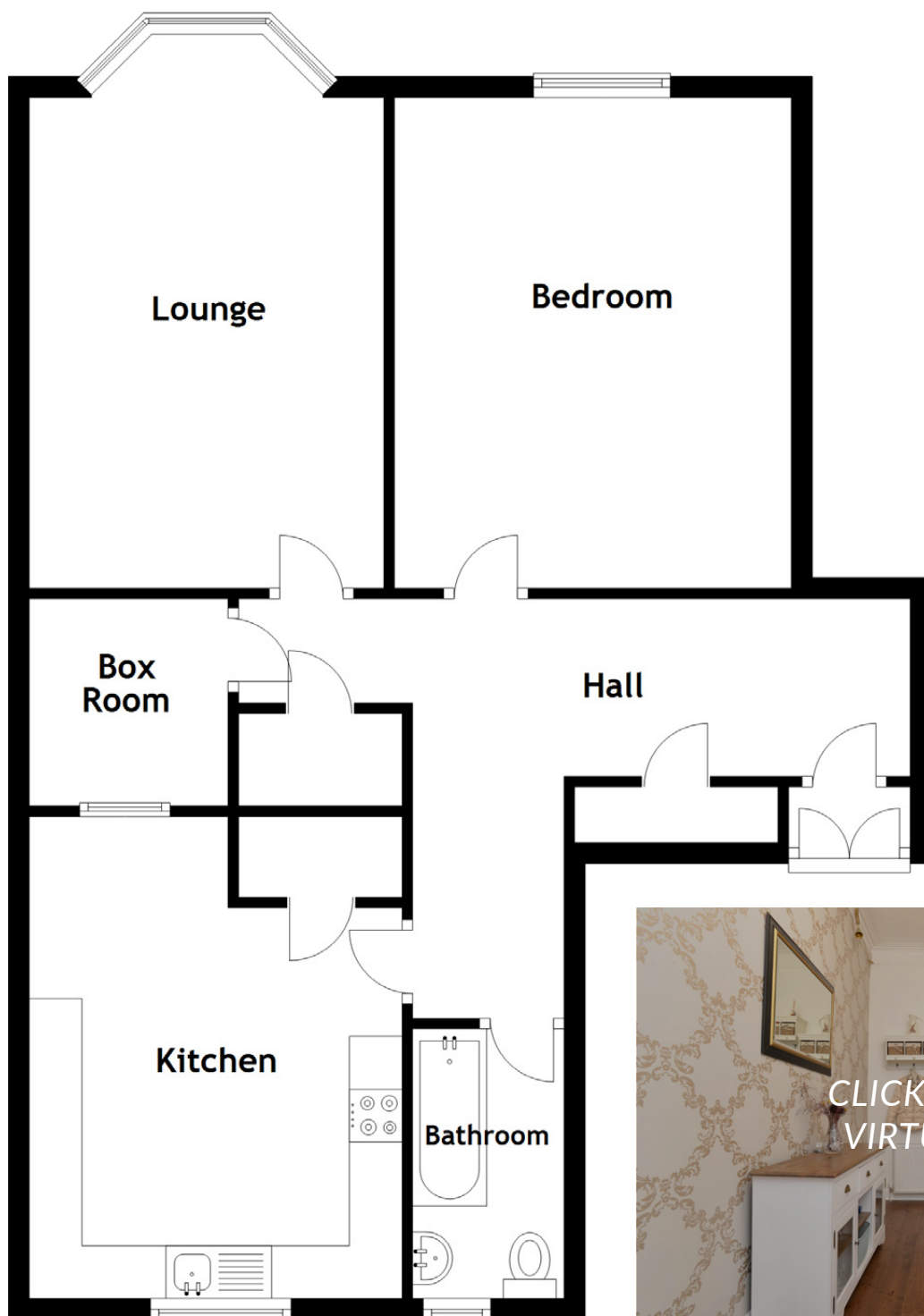
## Box Room







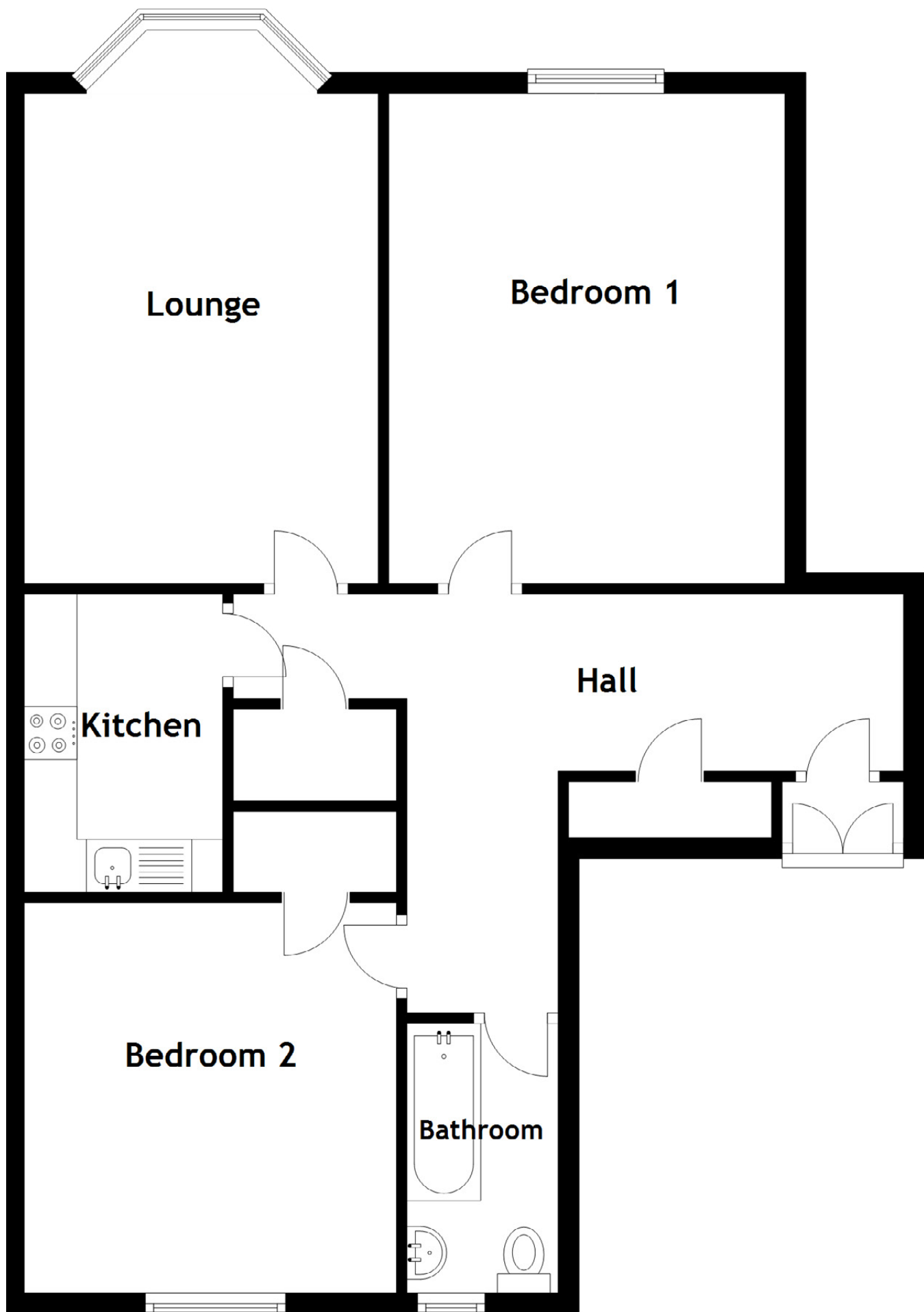




Approximate Dimensions  
(Taken from the widest point)

Lounge	5.68m (18'7") x 3.36m (11')	Bathroom	2.56m (8'5") x 1.43m (4'8")
Kitchen	4.57m (15') x 3.53m (11'7")	Gross internal floor area (m <sup>2</sup> ): 77m <sup>2</sup> EPC Rating: C	
Bedroom	4.65m (15'3") x 3.76m (12'4")		
Box Room	1.96m (6'5") x 1.88m (6'2")		









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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.

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## The Location



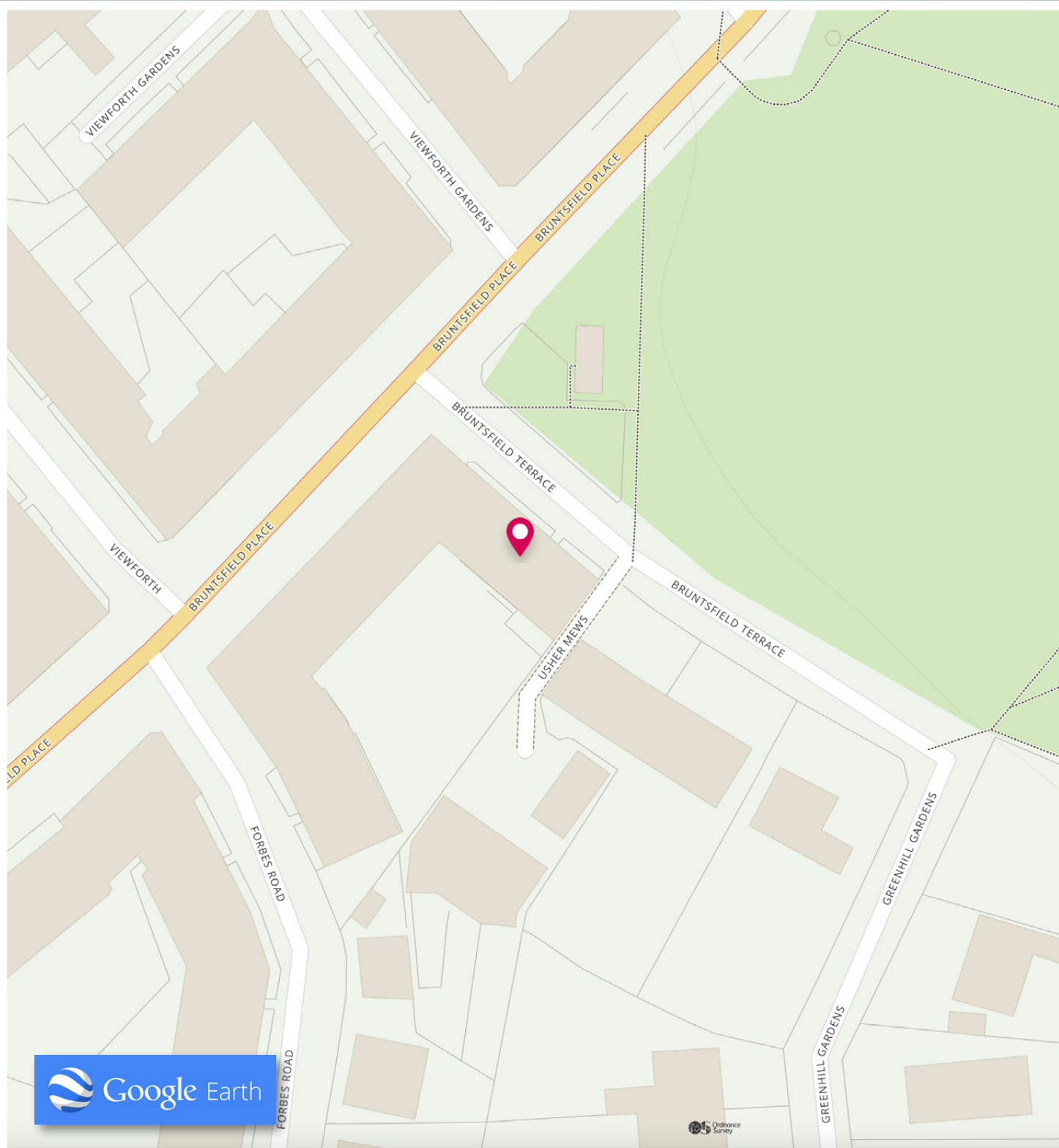


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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