

152/2 Bruntsfield Place

BRUNTSFIELD, EDINBURGH, EH10 4ER



*SPACIOUS THREE BEDROOM PROPERTY IN THE
HIGHLY SOUGHT AFTER AREA OF BRUNTSFIELD*



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McEwan Fraser Legal is delighted to present this Two bedroom Flat in Bruntsfield. The property has been a rental property and if being purchased as a buy to let, the property has been let as a three bedroom. If being purchased as residential home, the property could benefit from some modernisation. Inside, the property comprises of:

- Fully equipped kitchen with fully free-standing appliances however, is a large bright space and would accommodate a dining area and snug.
- Spacious living area which is bright due to being flooded by natural daylight. With a large bay window and high ceilings it a grand room and has served as the largest of three bedrooms most recently. Accessed from the lounge is the Box room.
- Two Spacious double bedrooms which are purpose-built bedrooms and would accommodate free-standing furniture with ease.
- One family bathroom which is fitted with a three-piece white suite and electric shower over the bath.

In addition to this, the property includes residents permit parking and benefits from gas central heating.



the kitchen

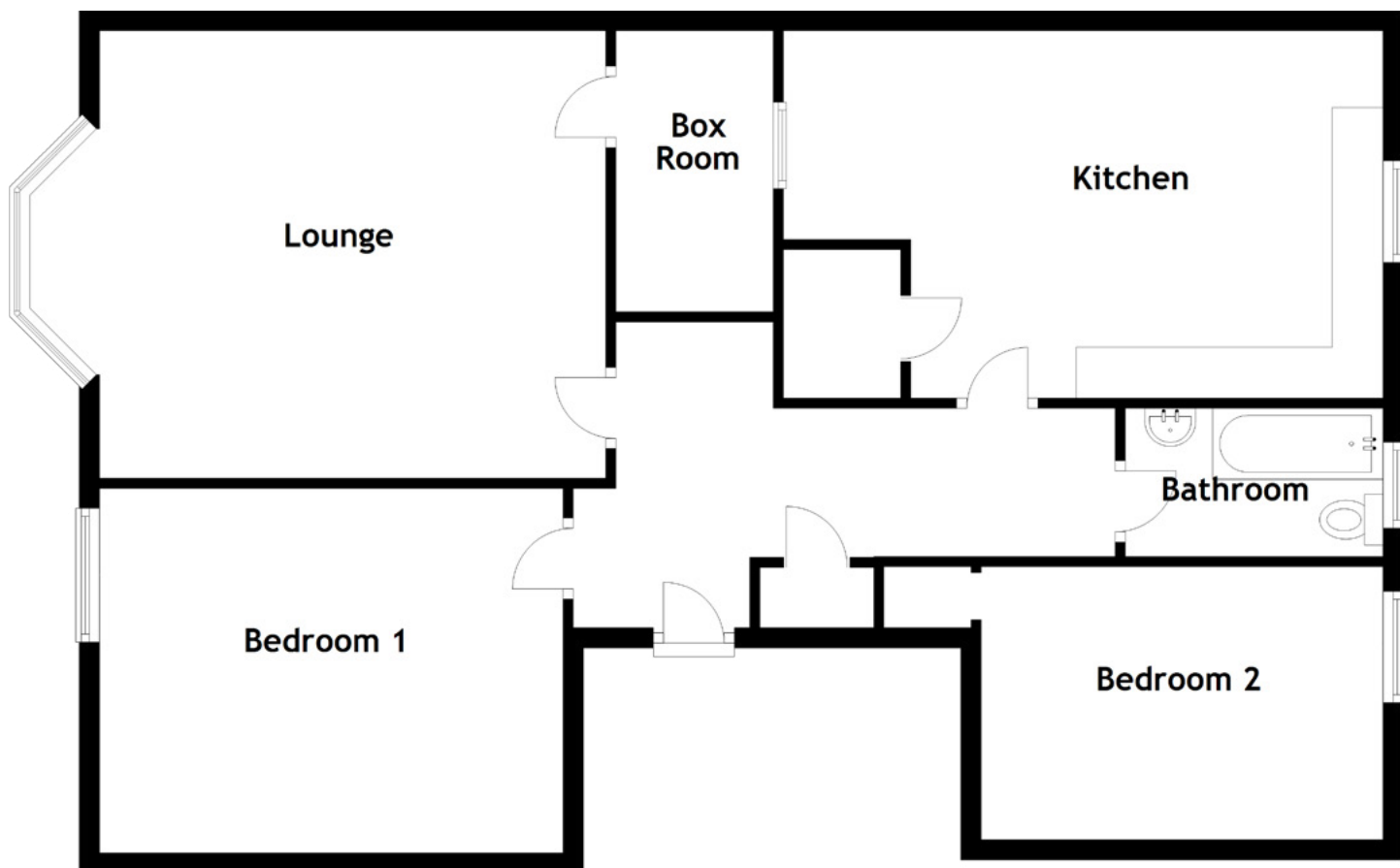




the bedrooms



the bathroom



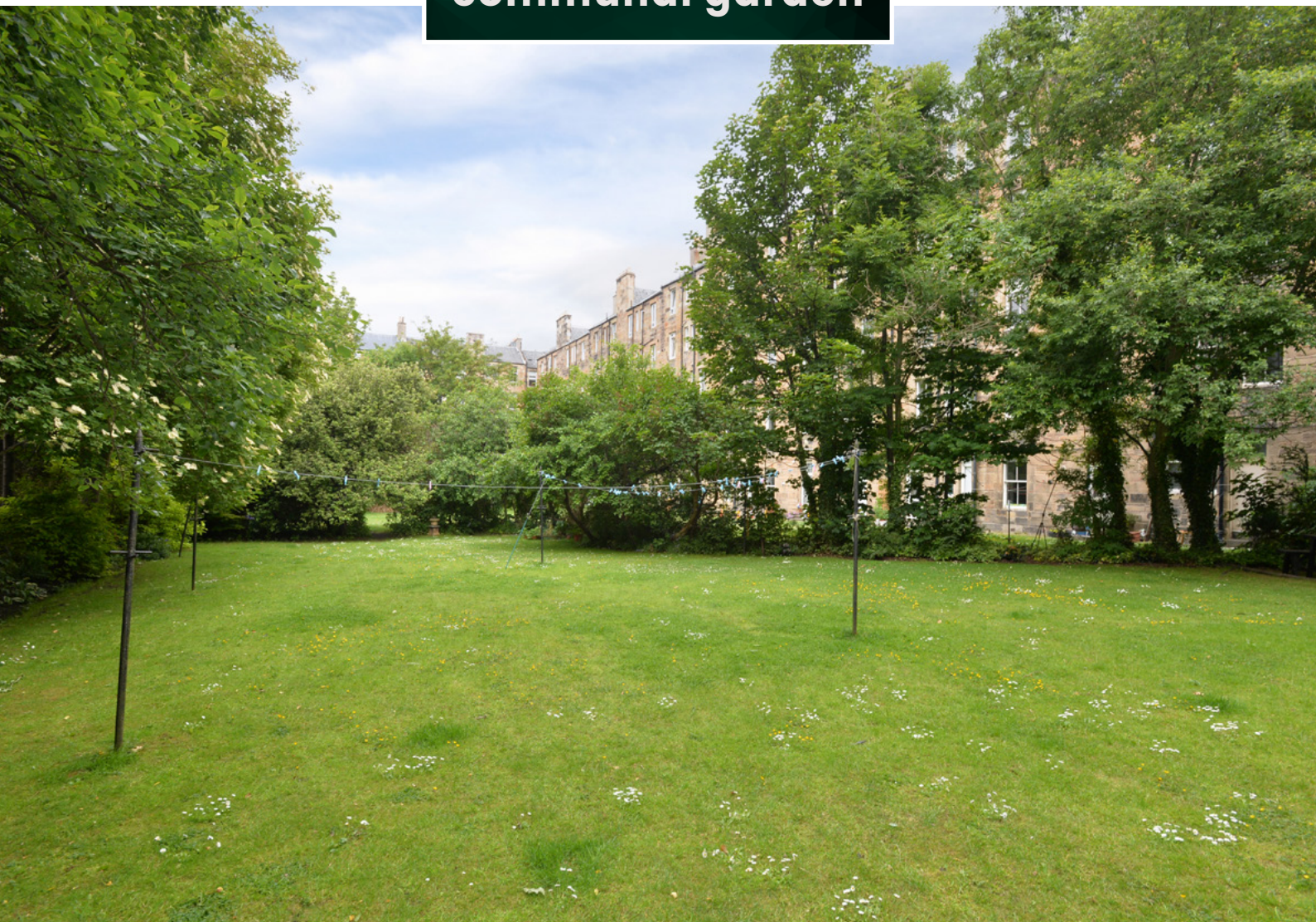
Approximate Dimensions
(Taken from the widest point)

Lounge	5.89m (19'4") x 4.41m (14'6")	Bathroom	2.54m (8'4") x 1.46m (4'9")
Kitchen	5.91m (19'5") x 3.62m (11'11")	Gross internal floor area (m ²): 92m ² EPC Rating: D	
Bedroom 1	4.57m (15') x 3.59m (11'9")		
Bedroom 2	3.96m (13') x 2.69m (8'10")		
Box Room	2.77m (9'1") x 1.55m (5'1")		





communal garden



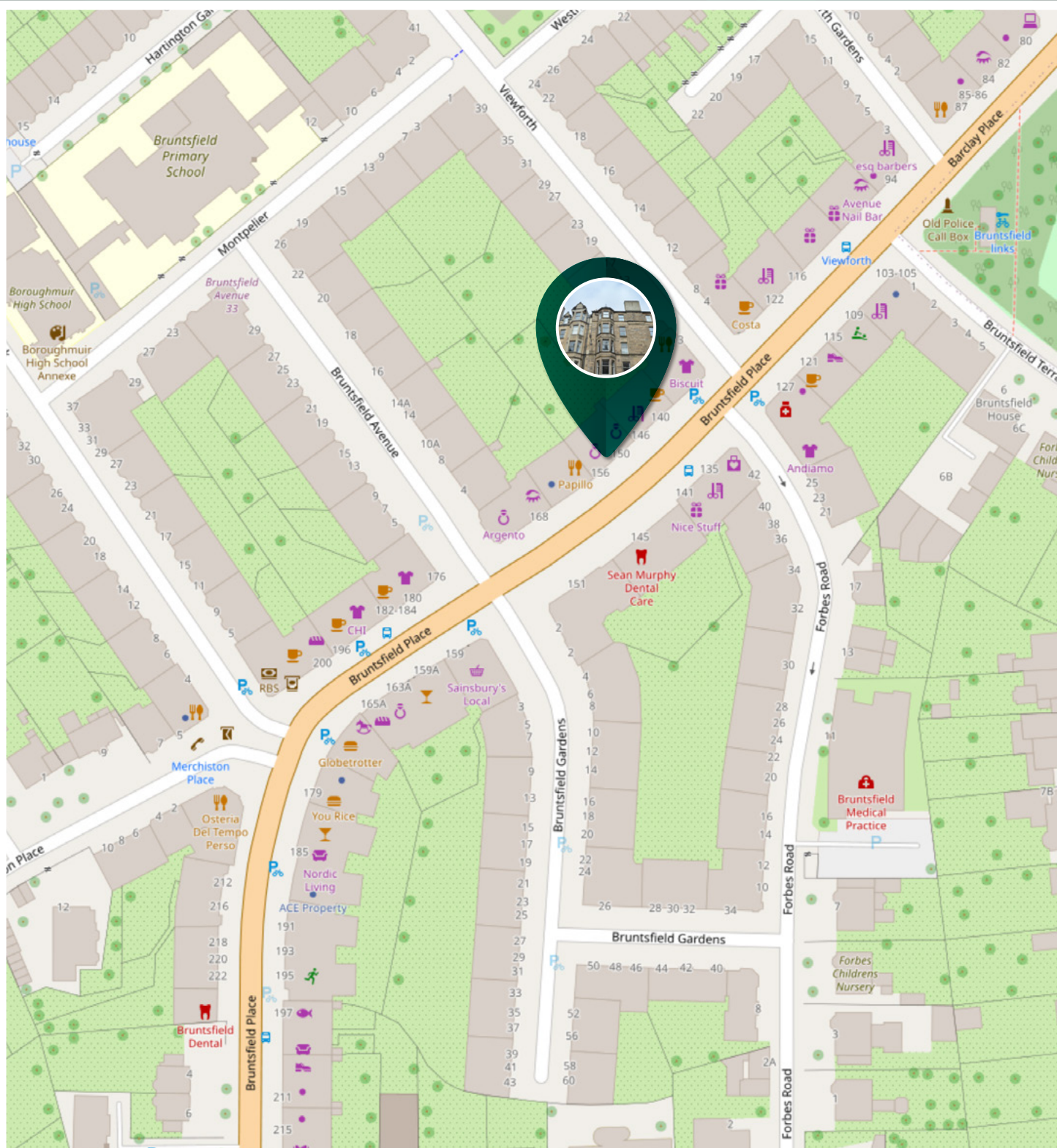


The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro 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 private and state sectors.

The Location



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