

24/5 Bruntsfield Gardens

BRUNTSFIELD, EDINBURGH, EH10 4EA



*Spacious three-bedroom traditional tenement
on sought-after Bruntsfield Gardens,
showcasing elegant period features*



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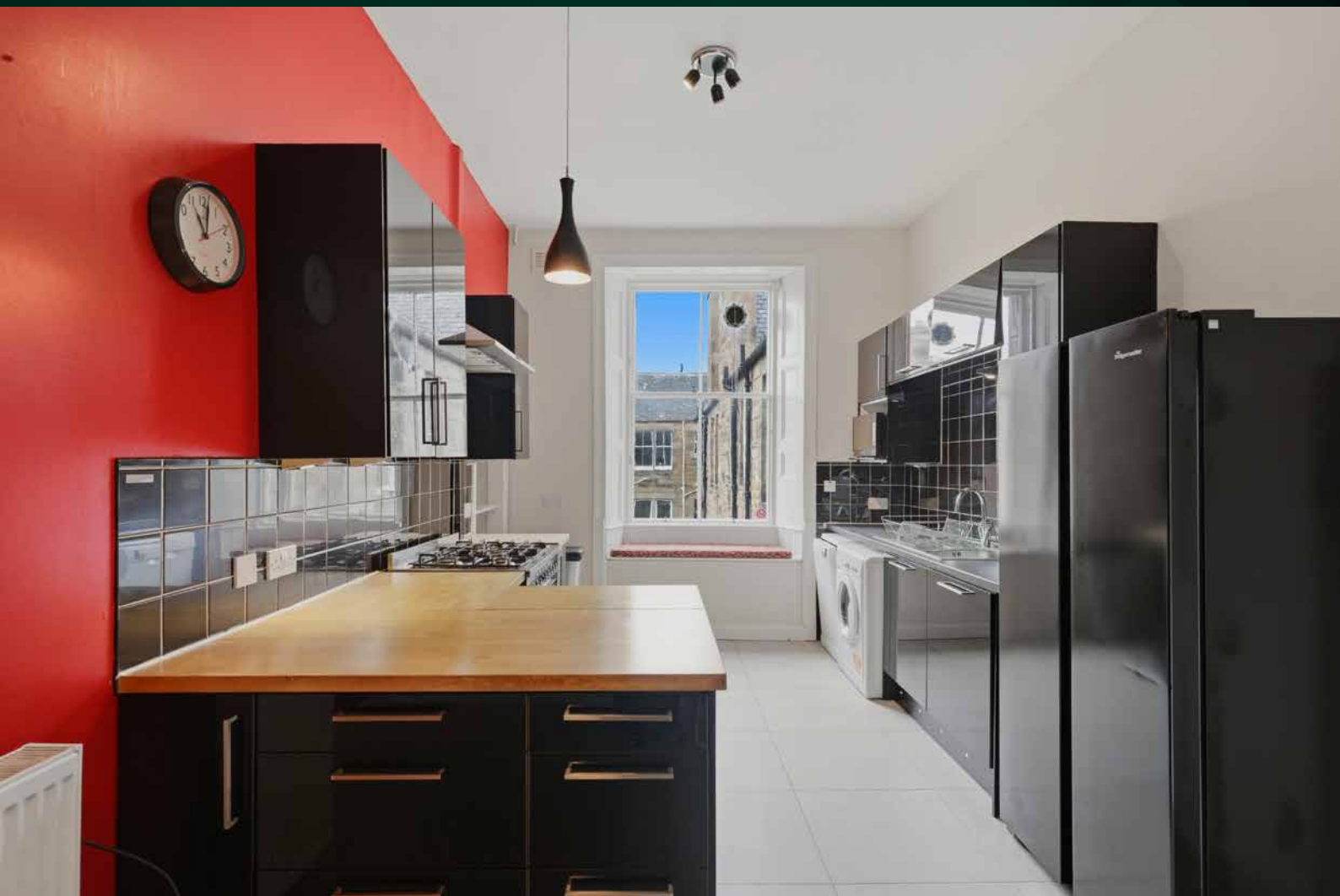
McEwan Fraser Legal is delighted to present this spacious and beautifully proportioned three-bedroom traditional tenement flat, ideally located on the ever-desirable Bruntsfield Gardens in the heart of Bruntsfield, one of Edinburgh's most sought-after residential areas.

THE LIVING ROOM



The property combines generous room sizes with an abundance of traditional period features, creating a home full of character and charm. The large living room is a standout space, featuring a striking bay window that floods the room with natural light, along with an attractive fireplace and classic period detailing that reflects the building's heritage.

THE KITCHEN/DINER



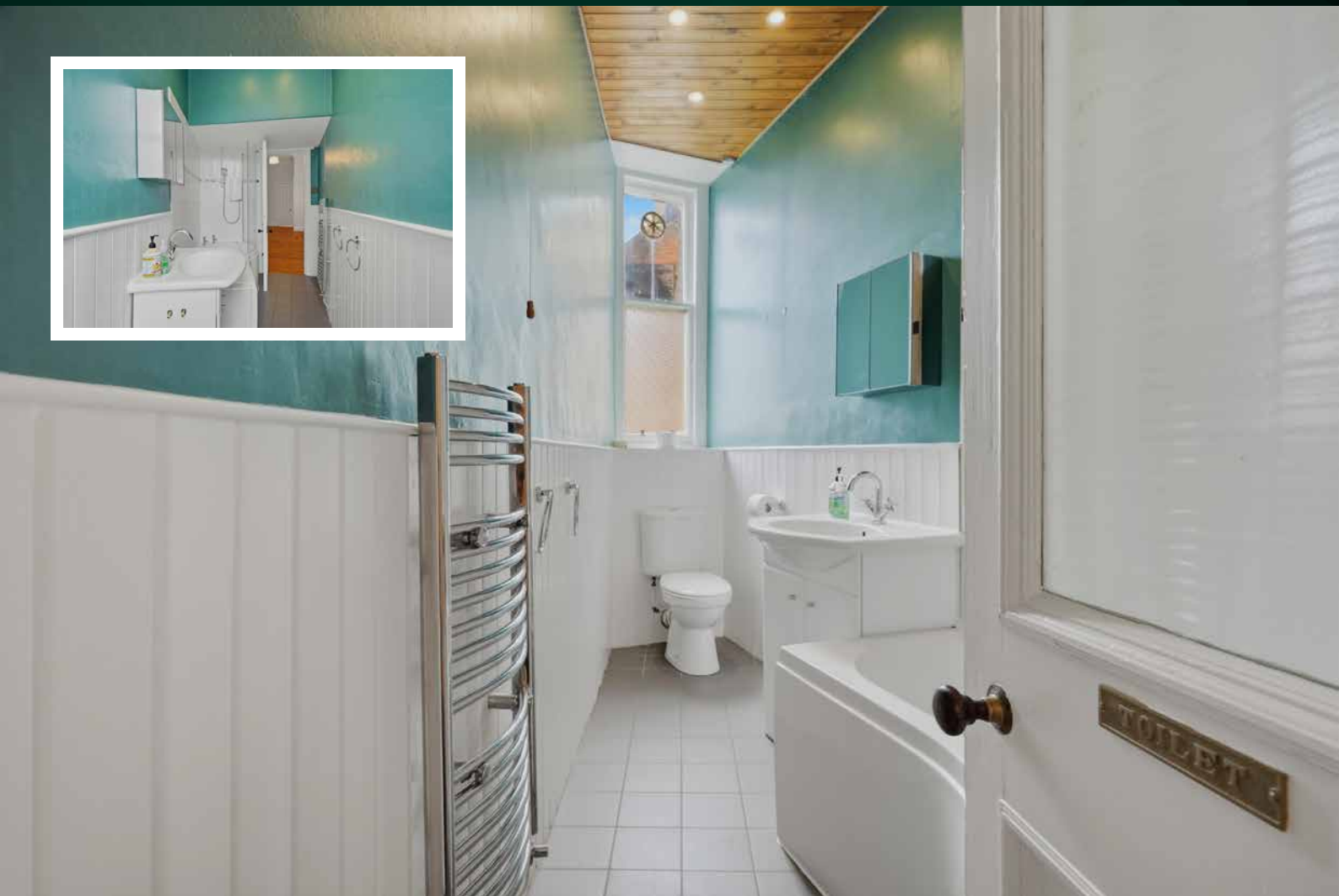
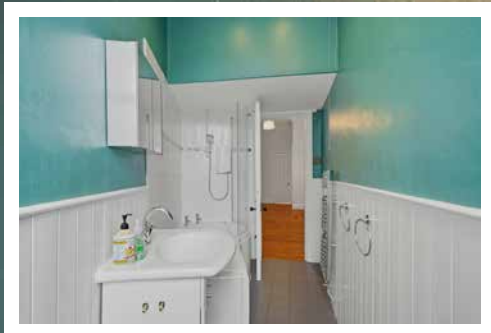
The dining kitchen is well laid out and fitted with a good range of base and wall-mounted units, neatly arranged around a range-style cooker, providing a practical and sociable space for everyday living and entertaining.



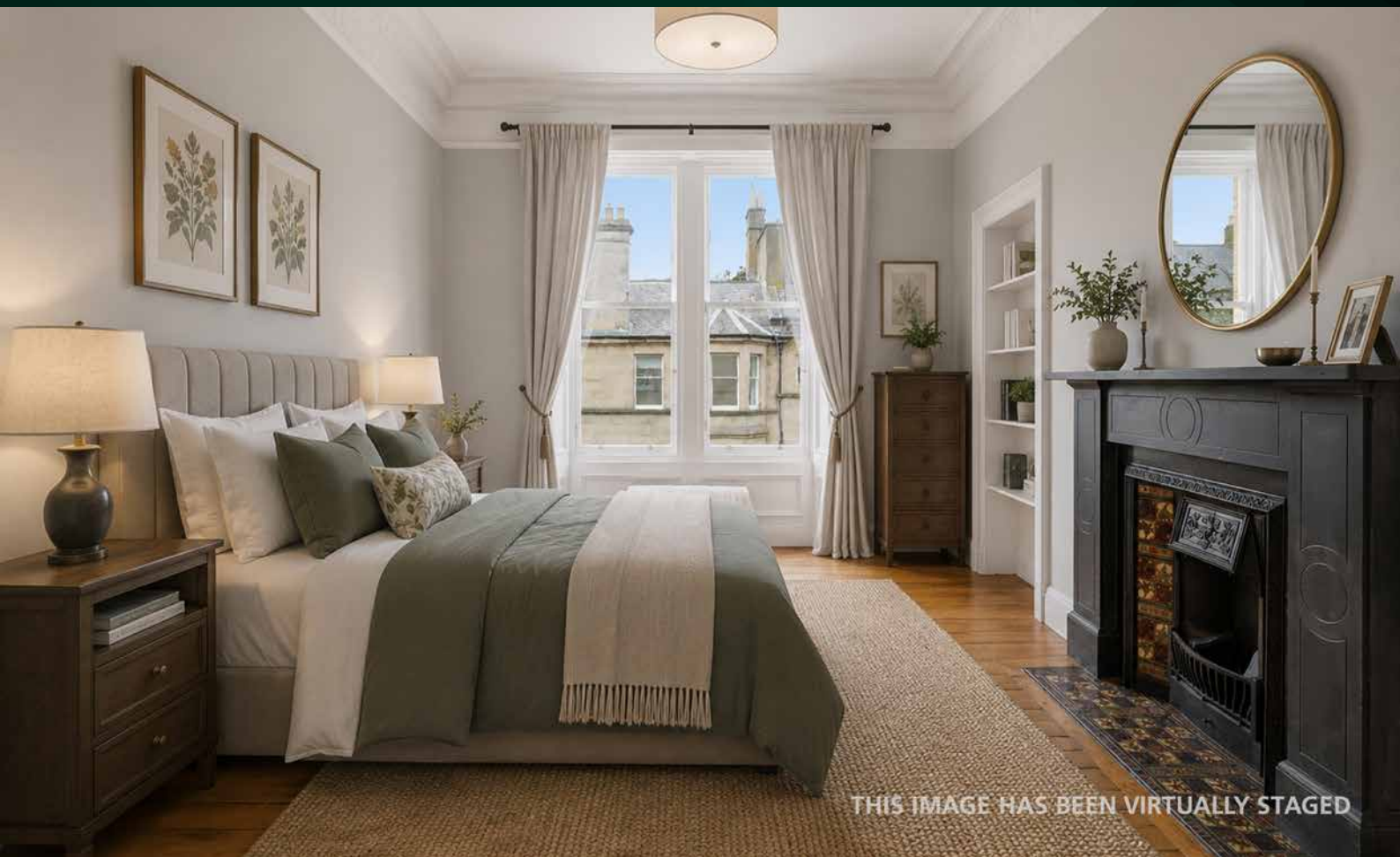


There are three well-proportioned double bedrooms, each offering excellent space and all benefiting from original fireplaces and further period features, enhancing the overall sense of elegance and continuity throughout the flat. The bathroom is partially tiled and fitted with a three-piece suite, including a shower over the bath.

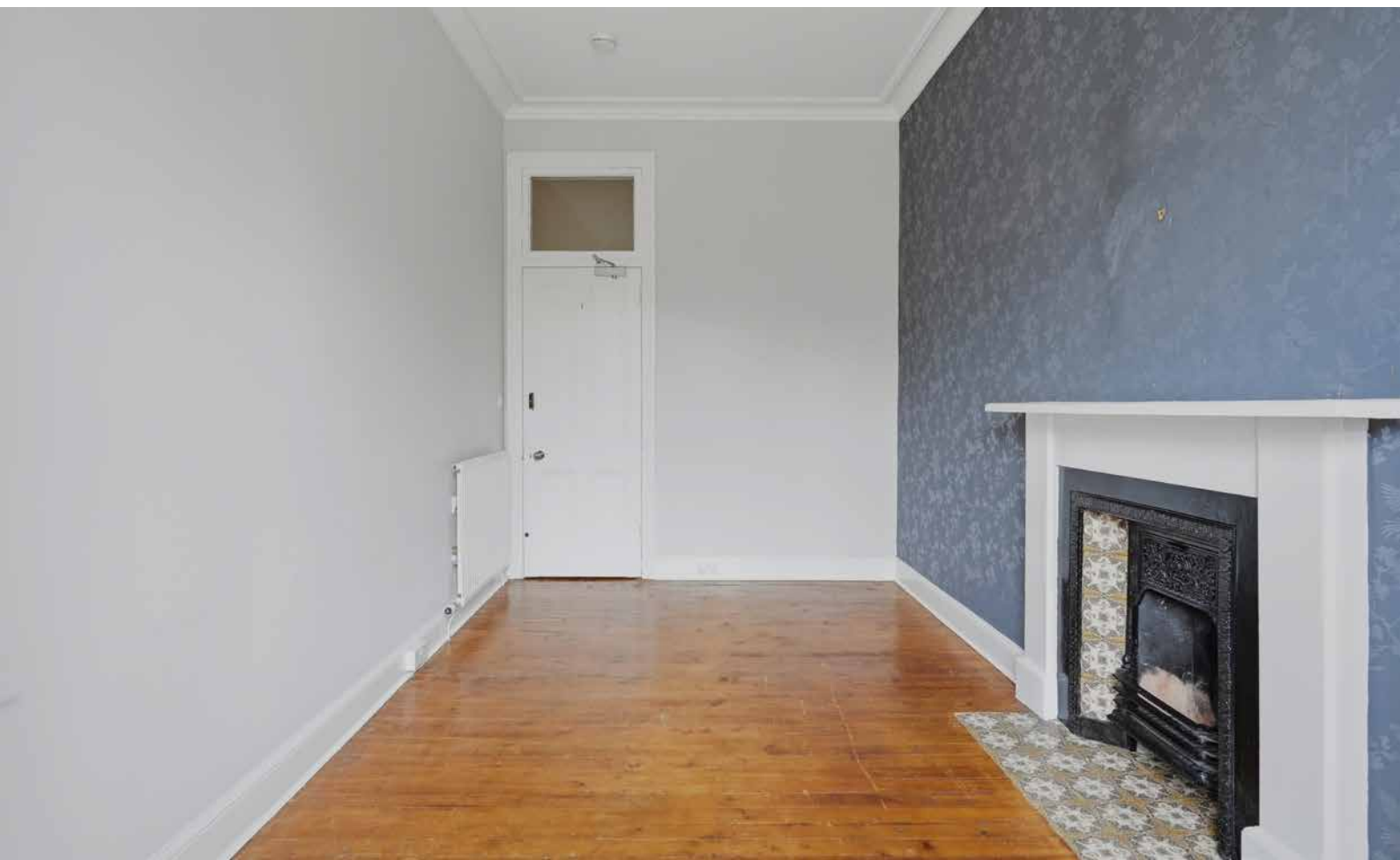
THE BATHROOM



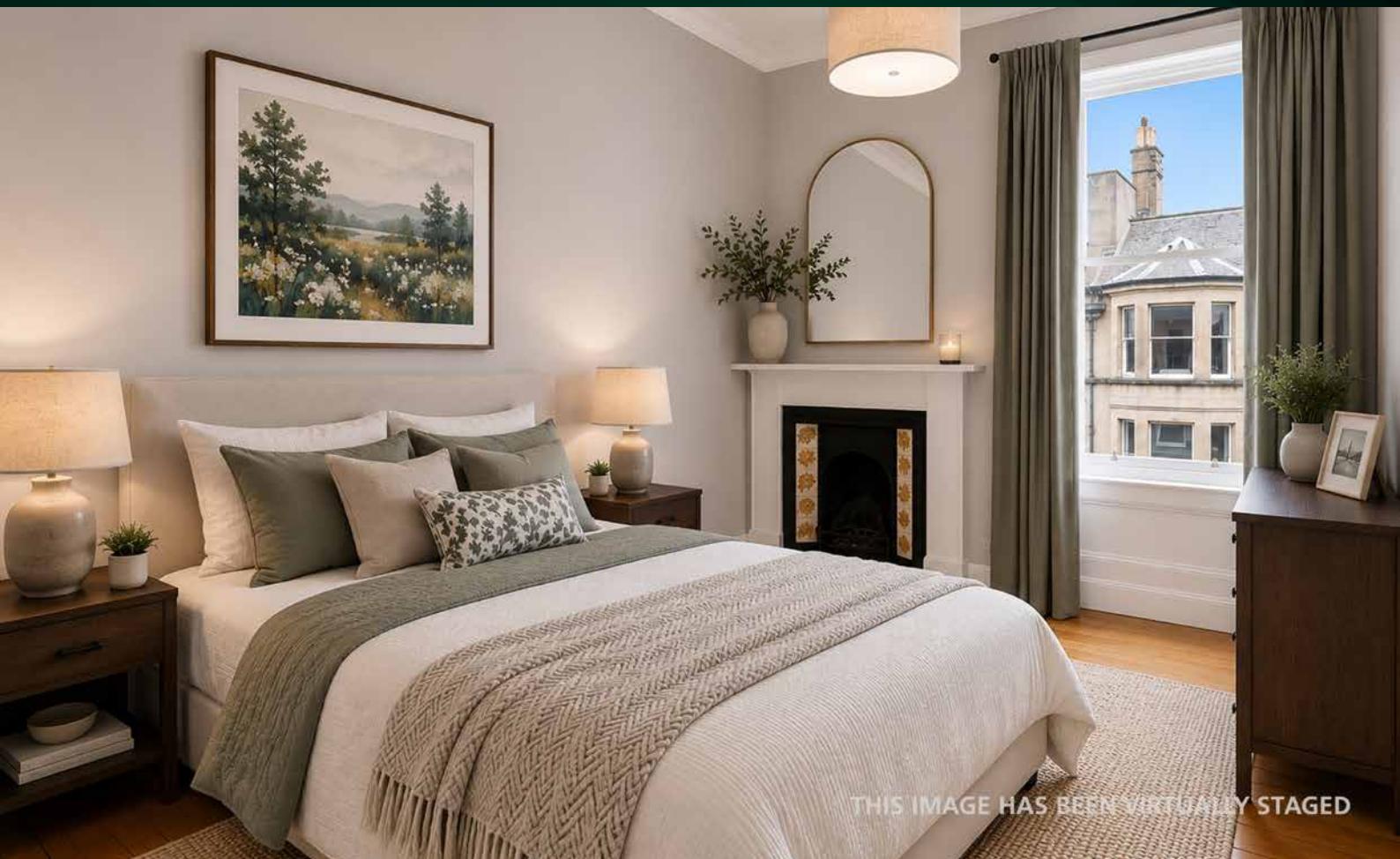
BEDROOM 1



BEDROOM 2



BEDROOM 3



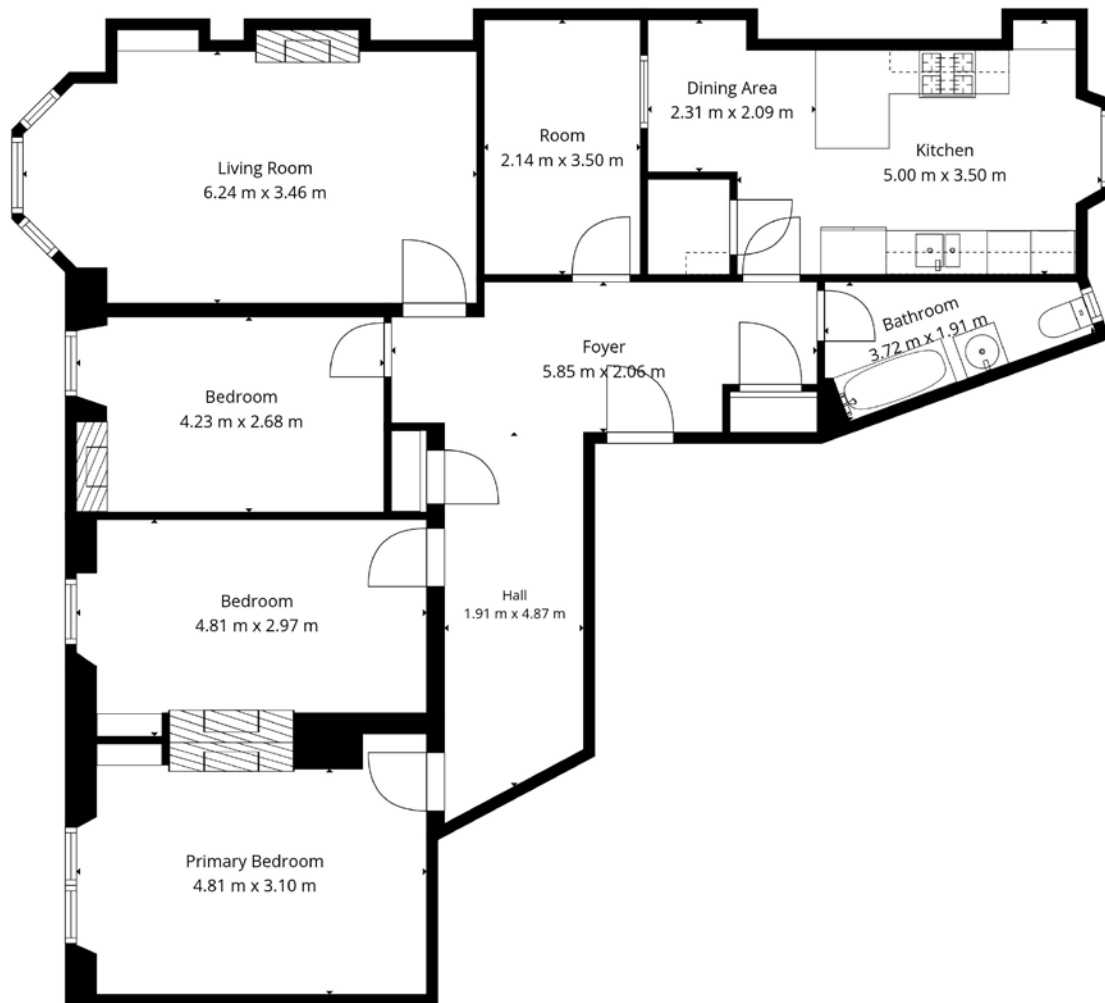
Further benefits include a useful large box room offering excellent flexibility as a home office, study or additional storage, along with access to a lovely communal garden to the rear, providing a welcome outdoor retreat.

Bruntsfield is highly regarded for its excellent local amenities, vibrant café culture, and strong transport links to the city centre. The area is also well served by reputable schooling, making it particularly popular with families and professionals alike.

COMMUNAL AREAS

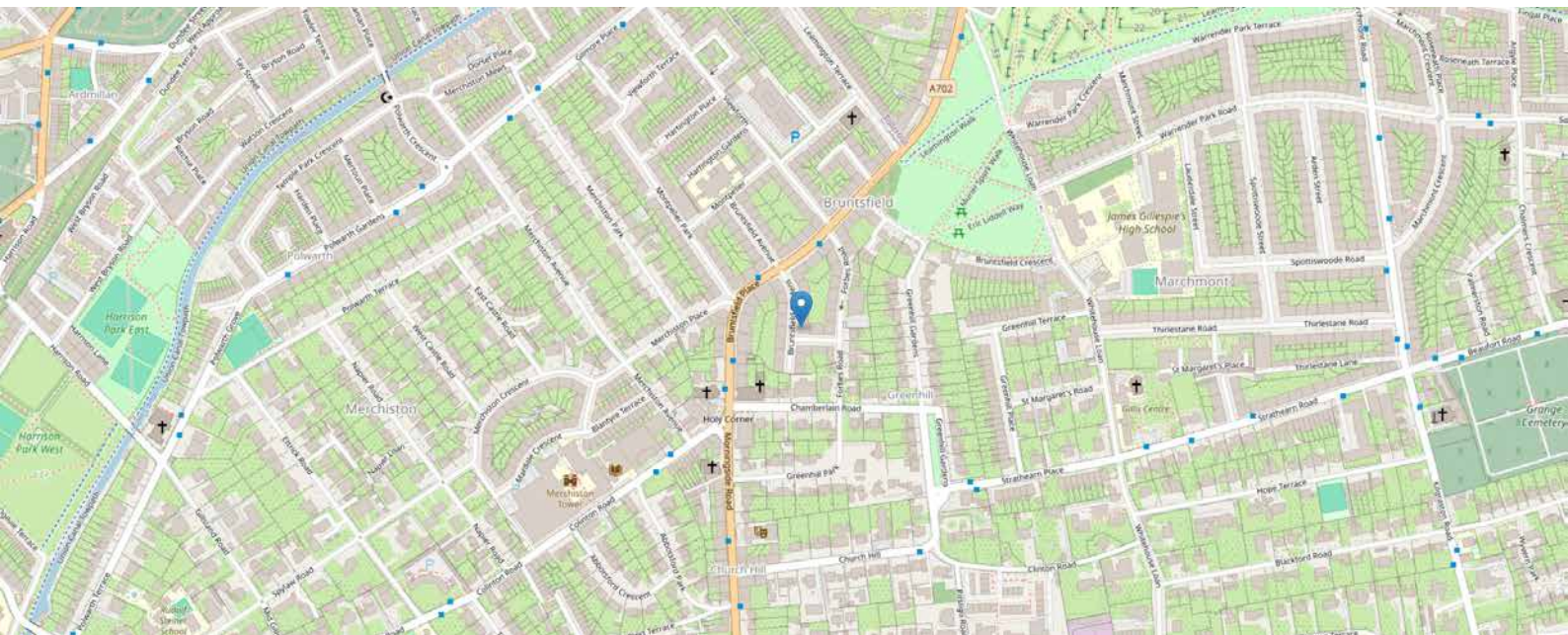


FLOOR PLAN & DIMENSIONS



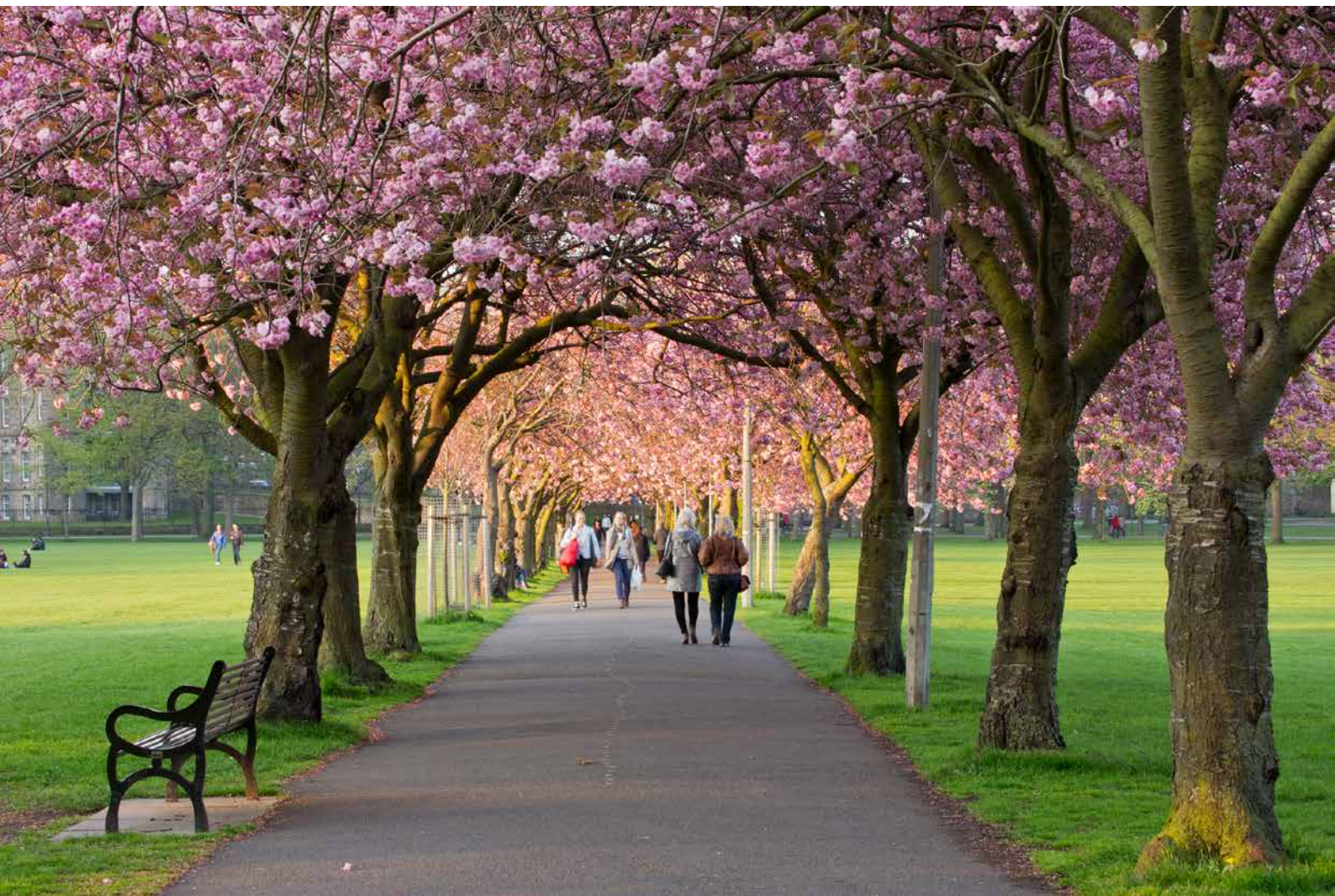
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 124m² | EPC Rating: C



THE LOCATION

Bruntsfield is one of Edinburgh's most desirable residential districts, prized for its elegant tenements, village-like atmosphere and superb proximity to the city centre. Bruntsfield Gardens sits quietly within the heart of this highly sought-after neighbourhood, offering a particularly attractive setting that combines residential calm with immediate access to a vibrant local scene. The area is renowned for its independent cafés, artisan bakeries and highly regarded restaurants along Bruntsfield Place and nearby Morningside Road. Everyday shopping needs are exceptionally well catered for, with a wide range of local retailers alongside larger supermarkets and specialist shops all within easy reach.





A defining feature of the location is its access to outstanding green space. Bruntsfield Links and the adjoining Meadows provide an exceptional outdoor amenity, ideal for walking, running or relaxing, while also offering a direct and scenic route into the city centre, whether on foot or by bicycle. Bruntsfield Gardens is particularly popular with families and professionals, benefiting from catchment to Bruntsfield Primary School and Boroughmuir High School, both highly regarded locally.

Transport links are excellent and add significantly to the area's convenience. A frequent and extensive bus network operates along Bruntsfield Place and neighbouring routes, providing quick and direct access to the city centre, Haymarket, Waverley Station, and beyond, with many services running late into the evening. The area also offers easy access to Edinburgh's tram network via nearby stops on the west side of the city, providing a direct connection to Haymarket, the West End, Edinburgh Airport and the city's international business districts. For those commuting by rail, Haymarket Station is within comfortable walking or cycling distance, offering regular services to Glasgow, Fife and other major destinations across Scotland. The location is also well connected for cycling and walking, with direct, largely flat routes into the city centre via the Meadows, making sustainable travel both practical and popular.

Overall, Bruntsfield Gardens combines a highly desirable residential setting with outstanding amenities, excellent schooling and superb transport connections, making it one of Edinburgh's most consistently sought-after addresses.



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