

4F1, 25 Bruntsfield Avenue

BRUNTSFIELD, EDINBURGH, EH10 4EN



IMMACULATELY PRESENTED ONE-BEDROOM
FLAT WITH AN ADDITIONAL BOX ROOM



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





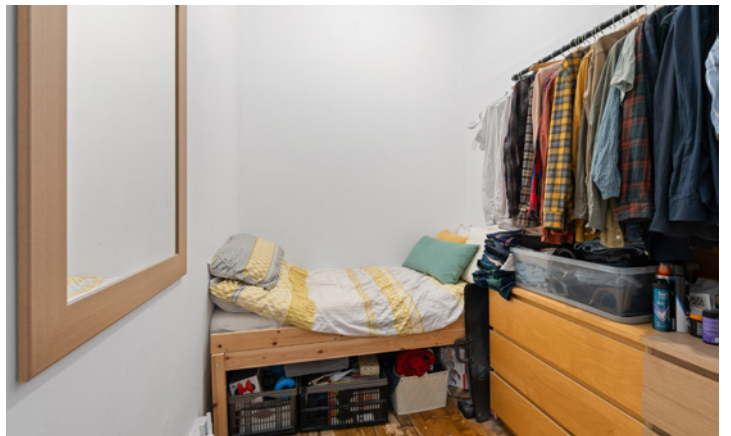
Set on the top floor of a traditional tenement in the highly sought-after Bruntsfield area, this immaculately presented one-bedroom flat with an additional box room offers a superb blend of period charm and modern living.

The property boasts a spacious and beautifully maintained kitchen/dining room, ideal for both everyday living and entertaining, with the added convenience of a separate utility room just off the kitchen. A bright and elegant living room provides a comfortable retreat, enhanced by impressive high ceilings and an abundance of natural light.

The Property





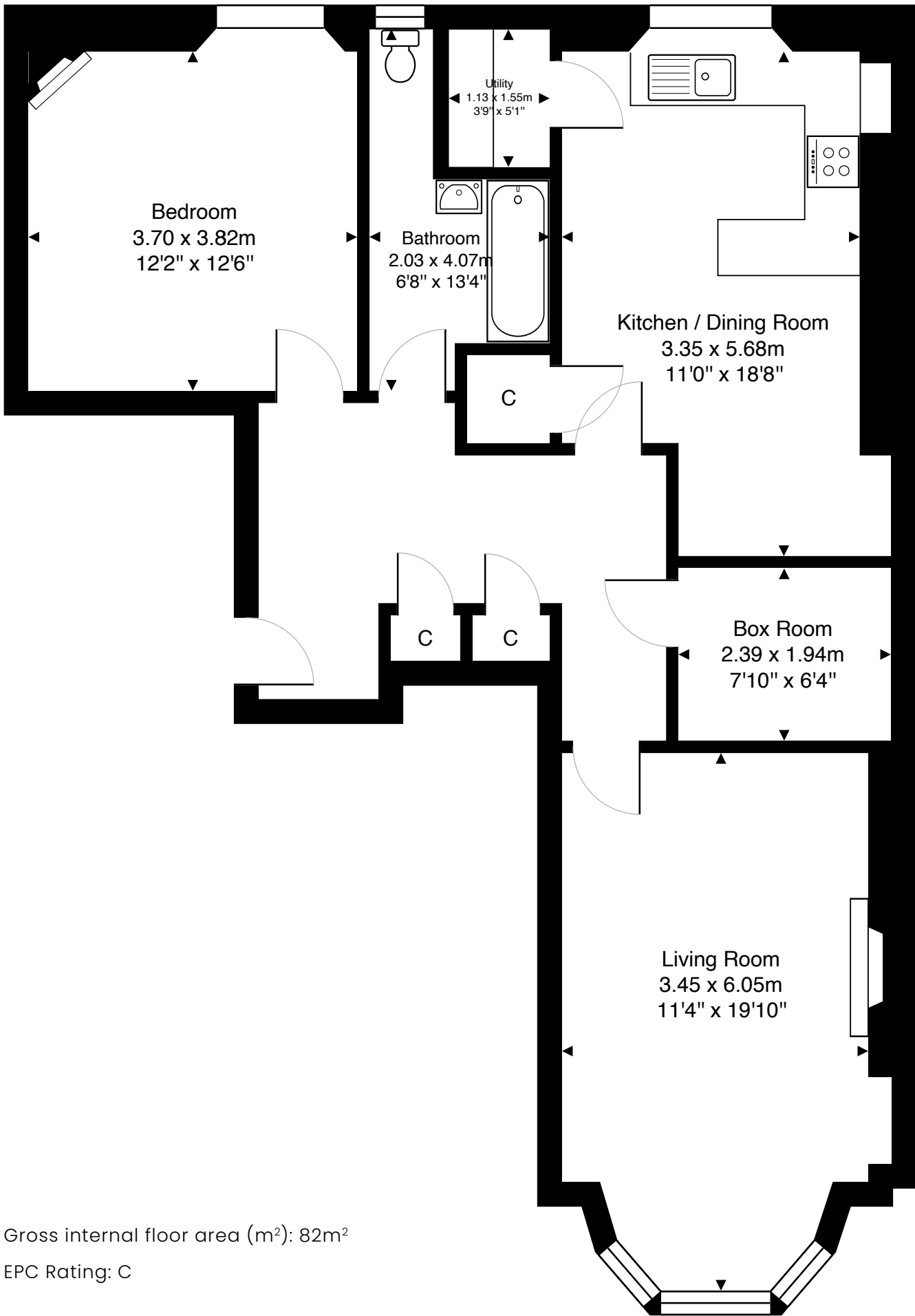


The generous double bedroom is complemented by a versatile box room, perfect for use as a home office, dressing room, or additional storage. Throughout the property, original period features have been carefully preserved, adding character and warmth, while the overall condition reflects a meticulous standard of presentation.

This exceptional flat offers a rare opportunity to acquire a stylish home in one of Edinburgh's most desirable residential locations.

The Property





Gross internal floor area (m²): 82m²

EPC Rating: C

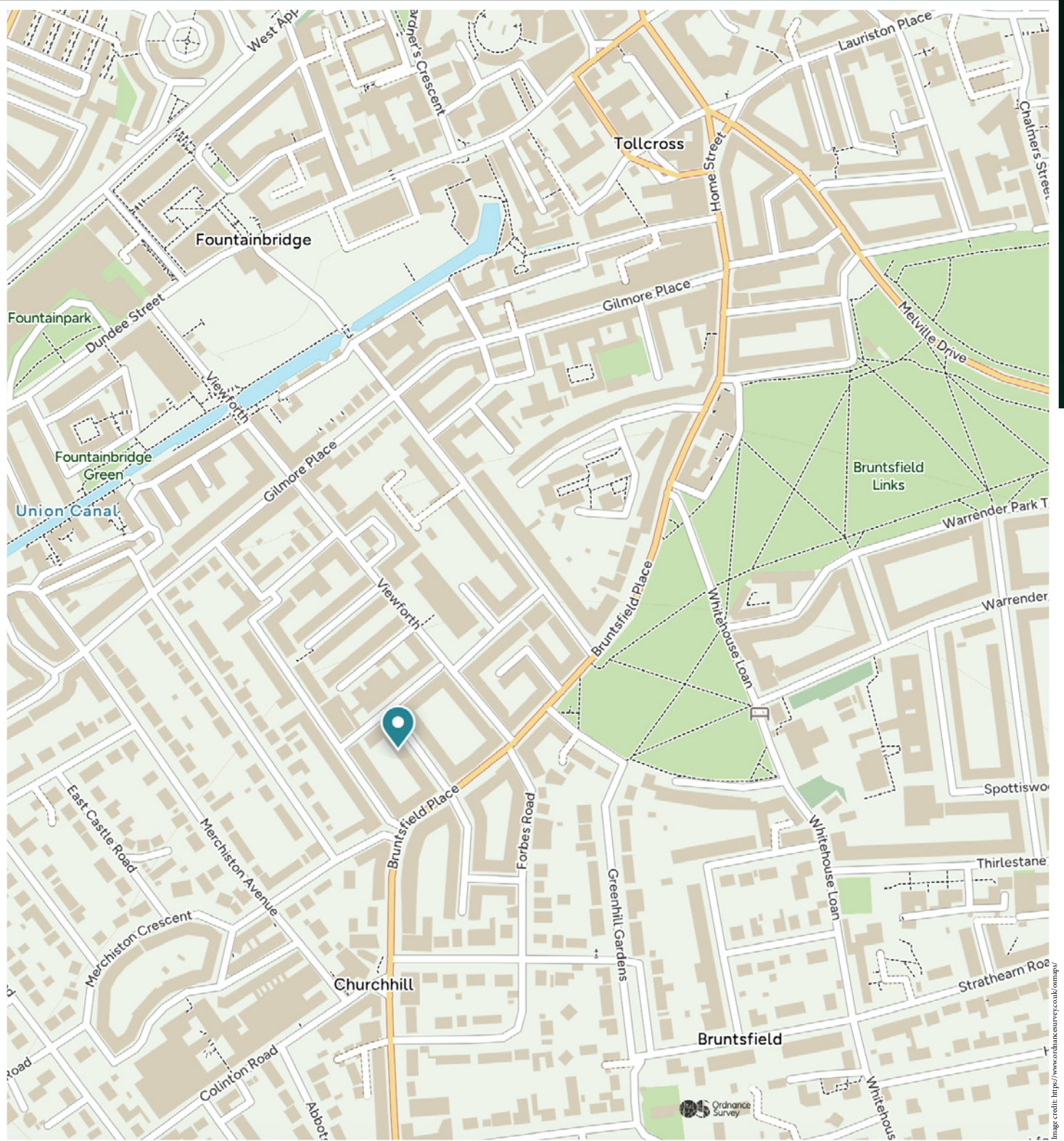




The highly desirable area of Bruntsfield lies approximately one mile to the South of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro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



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE SUNDAY TIMES
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Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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