

25/4 Bruntsfield Avenue

BRUNTSFIELD, EDINBURGH, EH10 4EN



Magnificent one-bedroom second-floor tenement flat, with additional box room off the lounge



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser is delighted to present this magnificent one-bedroom second-floor tenement flat, with an additional box room off the lounge, to the market. The property occupies a prime position in the heart of Bruntsfield and is offered to the market in excellent internal order. The property has retained a wealth of period detailing and enjoys superb proportions throughout. 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).

THE LIVING ROOM



Arranged around a central hallway with integrated storage, the internal accommodation is focused on a traditional bay fronted living room that boasts high ceilings, exposed flooring, high skirting boards and original coving. 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. A door to one end of the living room gives access to a box room which has plenty of potential as a home office.

THE BOX ROOM



THE KITCHEN/DINER



Dinner parties will be easy in the large dining kitchen which overlooks the communal rear garden.





The bedroom, a generous double, also overlooks the garden. 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.

THE BATHROOM



THE BEDROOM



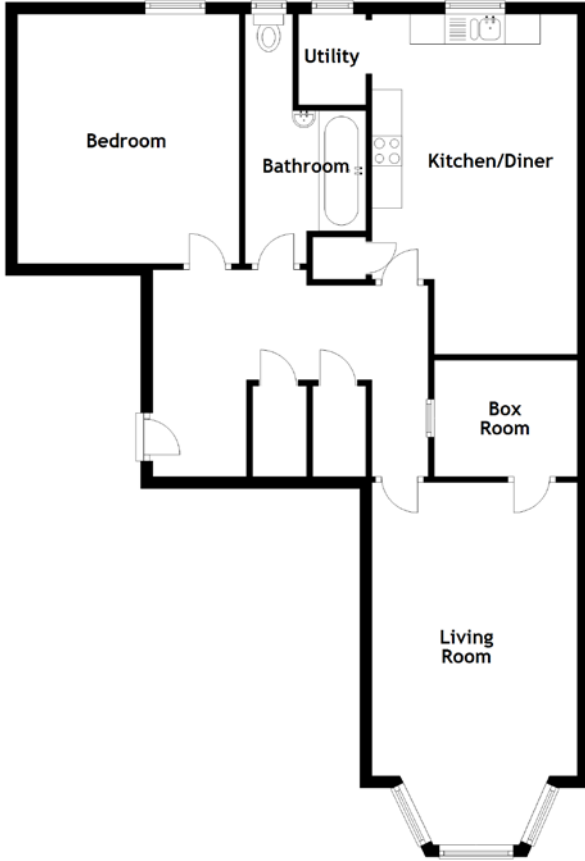
Further benefits include a secure entry system, gas central heating, ample residents permit parking and a full range of shops immediately at hand for day-to-day necessities.

THE GARDEN

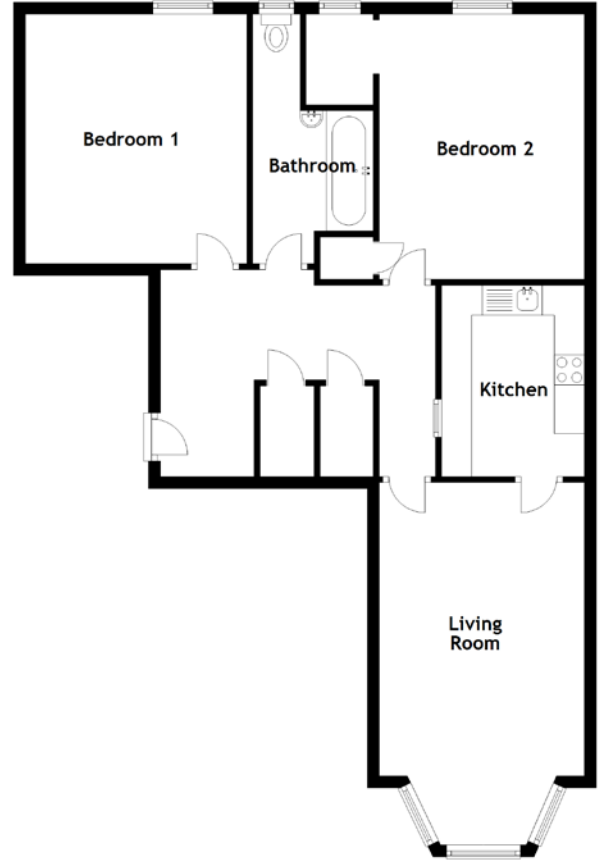


FLOOR PLAN, DIMENSIONS & MAP

Current Floor Plan



Proposed Floor Plan



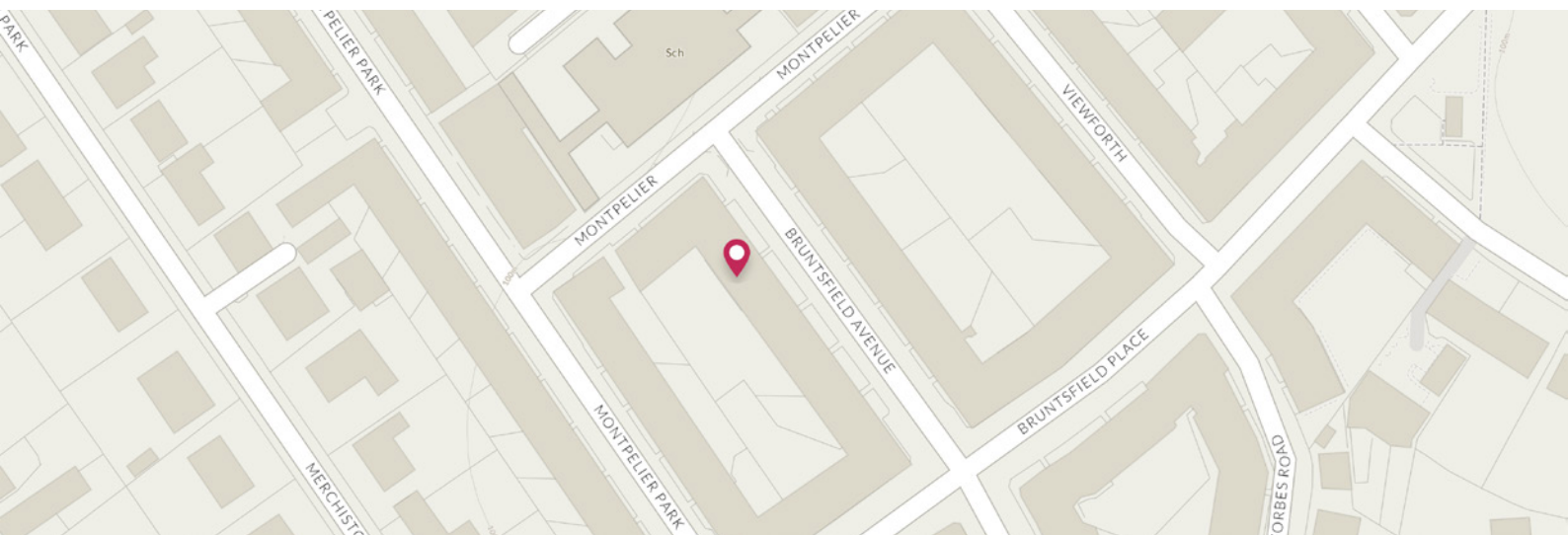
Approximate Dimensions (Taken from the widest point)

Living Room	6.04m (19'10") x 3.41m (11'2")
Box Room	2.38m (7'10") x 1.94m (6'4")
Kitchen/Diner	5.67m (18'7") x 3.42m (11'3")
Utility	1.51m (4'11") x 1.12m (3'8")
Bedroom	3.85m (12'8") x 3.69m (12'1")
Bathroom	4.16m (13'8") x 2.00m (6'7")

Approximate Dimensions (Taken from the widest point)

Living Room	6.04m (19'10") x 3.41m (11'2")
Kitchen	2.38m (7'10") x 1.94m (6'4")
Bedroom 1	3.85m (12'8") x 3.69m (12'1")
Bedroom 2	4.42m (14'6") x 3.42m (11'3")
Bathroom	4.16m (13'8") x 2.00m (6'7")

Gross internal floor area (m²): 85m² | EPC Rating: C



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 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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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