

31/1 Gillespie Crescent

BRUNTSFIELD, EDINBURGH, EH10 4HX



*BEAUTIFULLY PRESENTED 3 BEDROOM FLAT SITUATED
IN THE POPULAR BRUNTSFIELD AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this 3-bedroom spacious first floor flat situated in a very quiet cul-de-sac in Bruntsfield. Trees line the opposite side of Gillespie Crescent, beyond which there is sheltered housing. The back garden is also sheltered by trees. The property was completely renovated in 2015. It is in excellent condition.

Inside, the property comprises of a large south facing lounge with beautiful high ceilings, ornate cornicing, a marble fireplace and large bay windows which flood the room with light. A fully equipped kitchen/diner has been finished to a high standard and fitted with integrated appliances: induction hob, fan oven, washing machine, dishwasher, fridge-freezer and a microwave. Gas central heating. A master bedroom, a double bedroom, and a single bedroom. The master bedroom is very spacious with the original fireplace, intricate cornicing and flooded with natural light. The flat is equipped with one large modern bathroom with a white 3-piece bathroom suite and a shower over the bath. The second bedroom has an en-suite shower room/toilet.

A communal back garden for the residents. On-street residents parking.

The Location

A photograph of a white, paneled door with a green plant in the foreground. The door has a classic six-panel design. The text "THE LOUNGE" is centered over the door. The plant is on the right side, and a pull chain is visible on the left.

THE LOUNGE







KITCHEN/DINER







BEDROOM 1





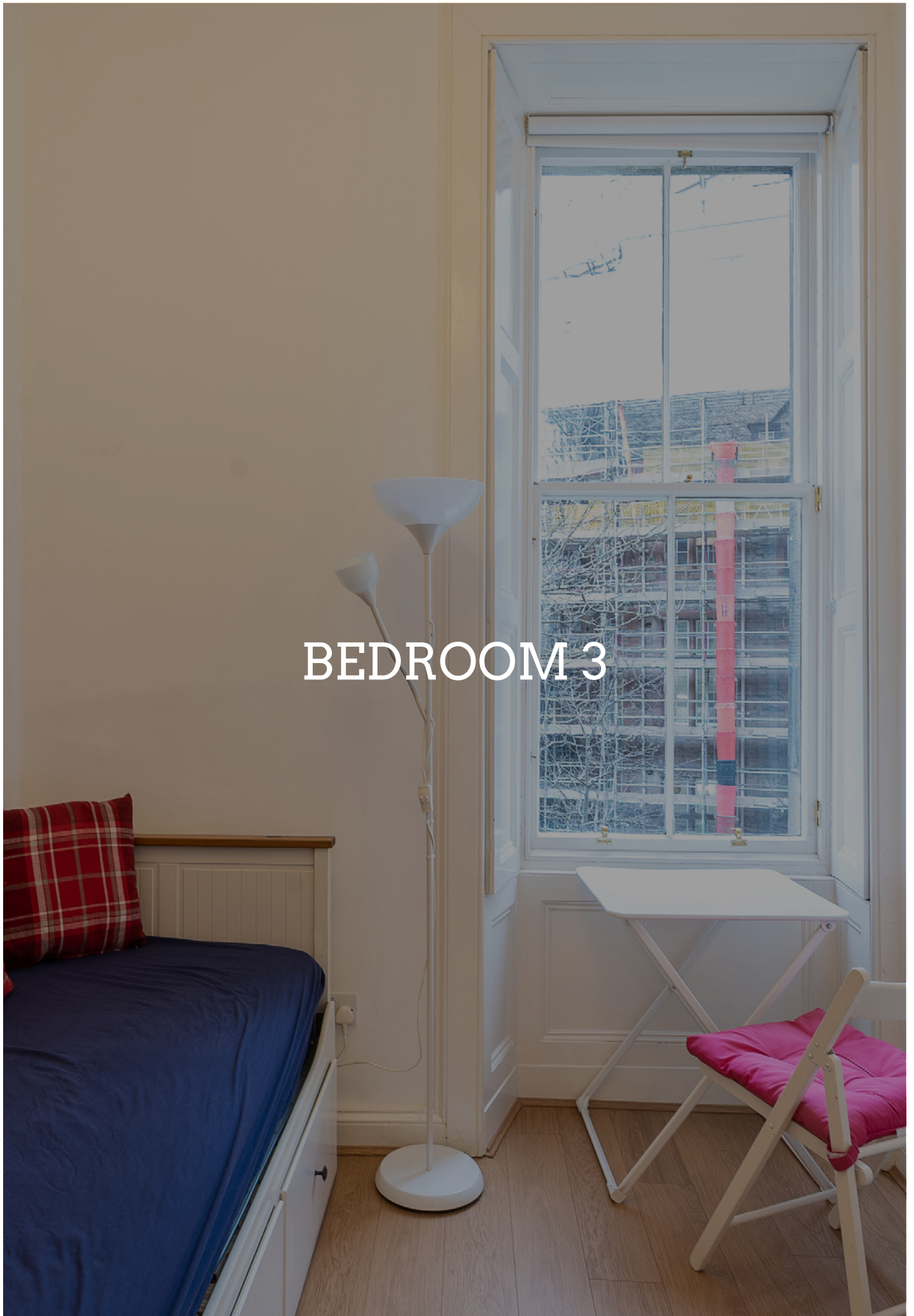
A photograph of a bedroom interior. In the foreground, a bed is covered with a white duvet featuring a large, colorful floral pattern in shades of pink, purple, blue, and green. To the right, a white folding table is positioned under a large, white-framed window with multiple panes. A white folding chair with a red seat cushion is tucked under the table. To the right of the chair is a wicker armchair with a red cushion. The room has light-colored walls and a light wood floor. The text "BEDROOM 2 & EN-SUITE" is overlaid in white, bold, sans-serif font in the center of the image.

**BEDROOM 2
& EN-SUITE**





BEDROOM 3

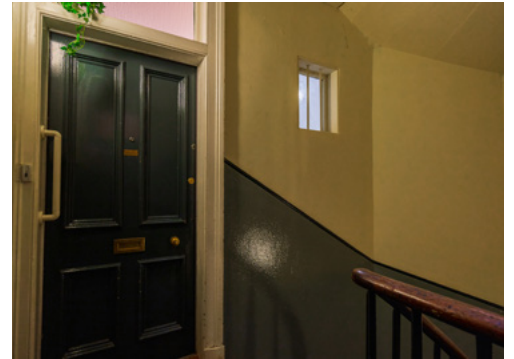
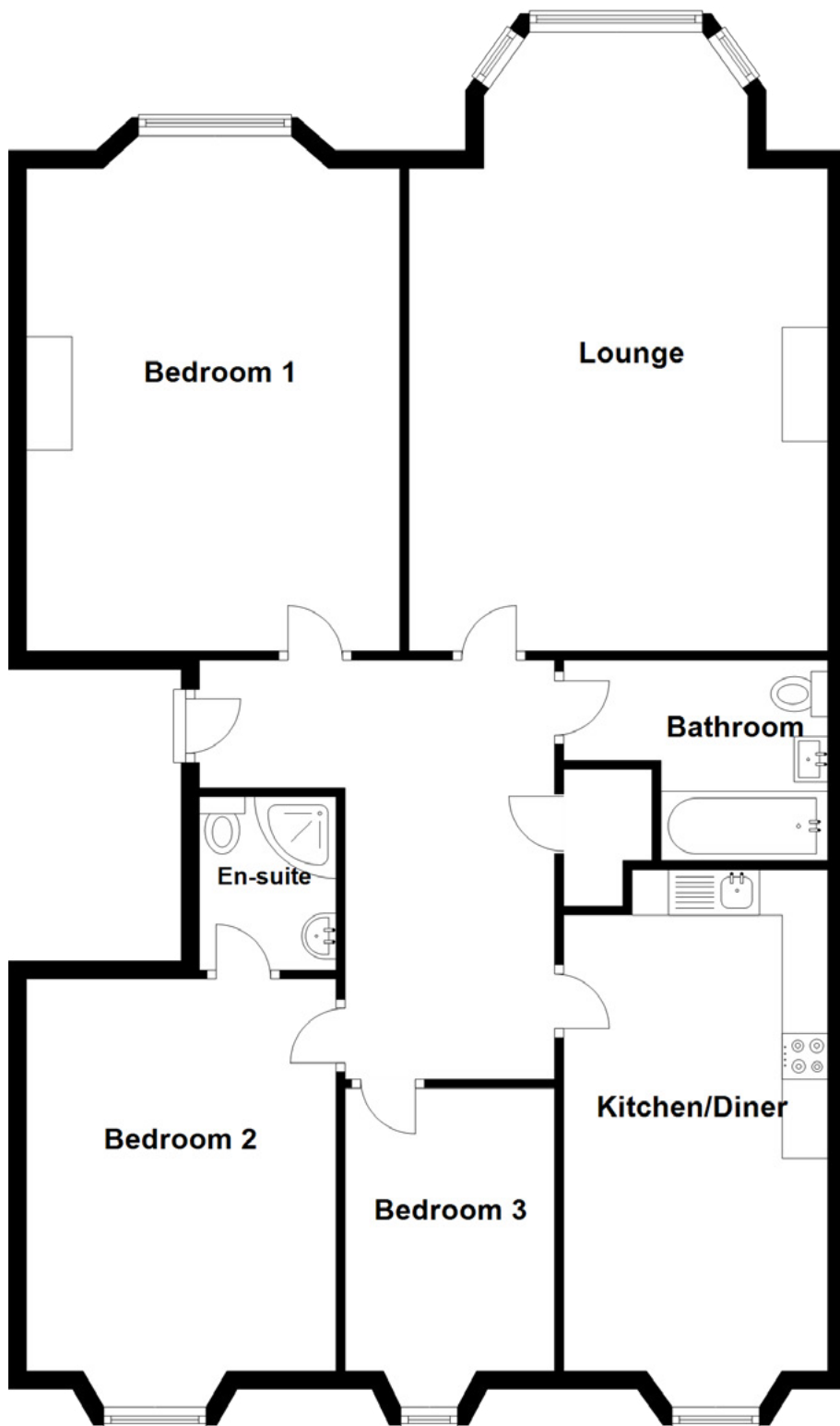




A close-up photograph of a modern, chrome-finished single-lever faucet installed in a white ceramic sink. The faucet has a cylindrical body and a horizontal handle. The text "THE BATHROOM" is overlaid in white, bold, sans-serif capital letters across the middle of the faucet. The background is a soft-focus view of the sink's interior and the surrounding wall.

THE BATHROOM





Approximate Dimensions
(Taken from the widest point)

Lounge	6.44m (21'2") x 4.60m (15'1")	Bathroom	2.90m (9'6") x 2.20m (7'3")
Kitchen/Diner	5.90m (19'4") x 2.90m (9'6")	En-suite	1.90m (6'3") x 1.50m (4'11")
Bedroom 1	5.30m (17'5") x 4.10m (13'5")		
Bedroom 2	4.30m (14'1") x 3.40m (11'2")		
Bedroom 3	3.10m (10'2") x 2.30m (7'7")		
		Gross internal floor area (m ²): 118m ²	
		EPC Rating: C	





The highly desirable area of Bruntsfield lies approximately one mile to the south of the city centre. It can be reached on foot in under fifteen minutes and there is an excellent range of bus services from both Gilmore Place and Bruntsfield Place. Bruntsfield offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is Scotmid in Tollcross, 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 Edinburgh College of Art (Heriot Watt University). There are excellent high schools, primary schools and nursery schools both in the state and the private sector (James Gillespie's, Boroughmuir, Bruntsfield, Sciennes, Tollcross, George Heriots, George Watsons, the Edinburgh Steiner School).

Recreational spaces in the area include the Meadows which has excellent tennis courts and children's playgrounds. The adjacent Bruntsfield Links also boasts a Pitch and Putt!

The Location



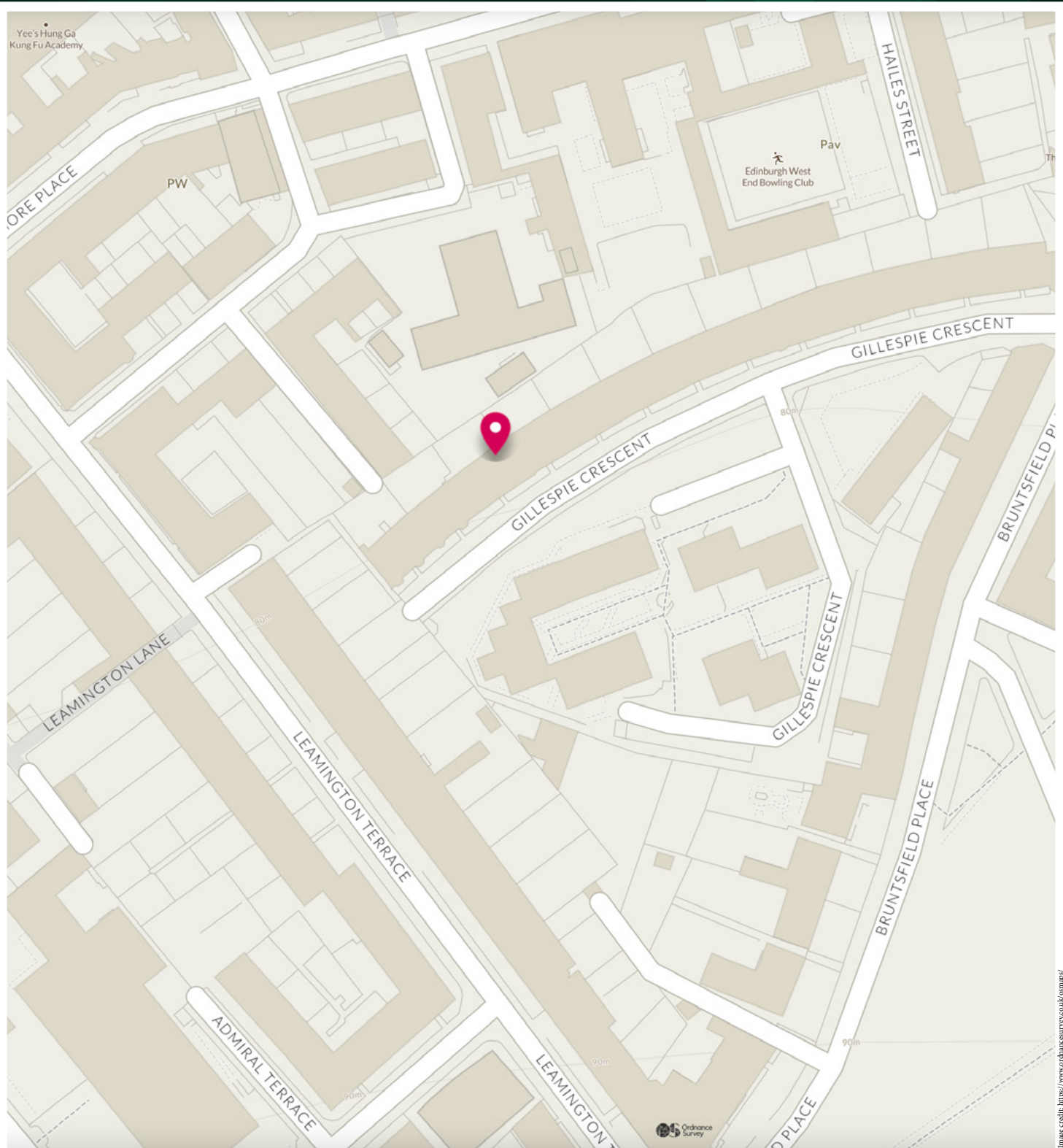


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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