




McEwan Fraser Legal
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BRUNTSFIELD, EDINBURGH, EH10 4JQ

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.



THE PROPERTY

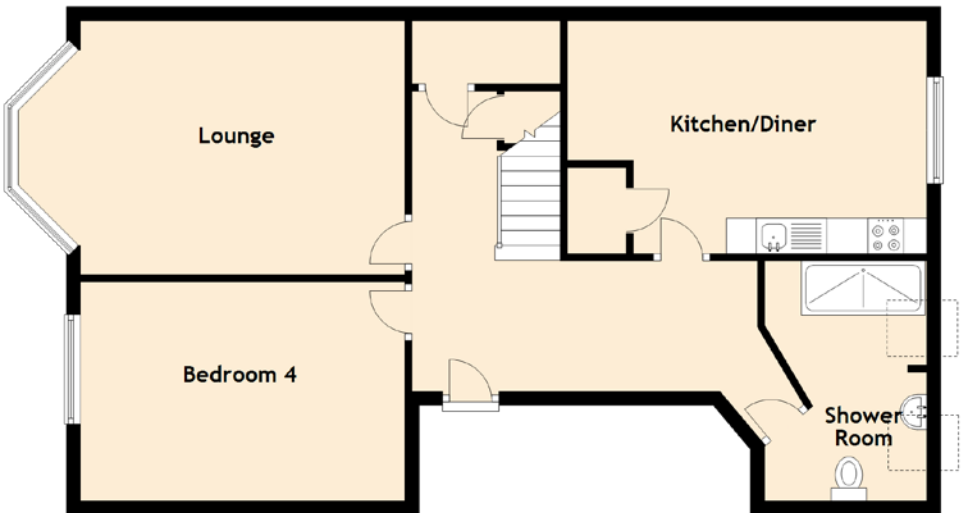
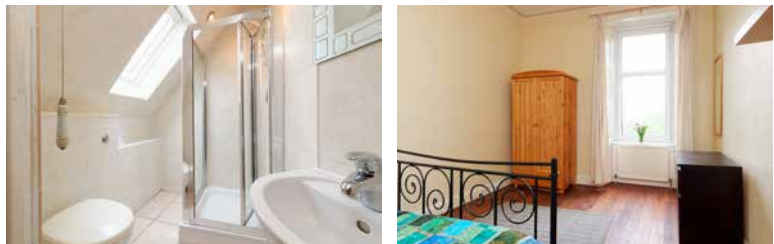
McEwan Fraser is delighted to present this generous double upper flat in the heart of sought after Bruntsfield. The property is ideally situated for Bruntsfield Links and the Meadows. Bright and spacious, the property has retained a host of period features and includes four double bedrooms, master en-suite, reception room, dining kitchen and shower room. The property has a current HMO license and is sure to appeal to investors and end-users alike.

You enter the property to find a wide welcoming hallway which includes integrated storage and gives access to lounge, dining kitchen, a double bedroom and further includes the stairs to the upper level. Natural light in the hallway comes from a large cupola above the staircase.



Accommodation is focused on the main lounge. The large bay window and elevated position make this a beautifully bright space. The proportions on offer are excellent and there is plenty of space for a large suite and additional free standing furniture. The dining kitchen faces the rear of the property and while there is scope for upgrading, the long term potential is obvious due to the space on offer. Adjacent to the kitchen, the original bathroom has been renovated to include a large double shower in place of the bath. Climbing the stairs, you find three further double bedrooms. All are genuine doubles and the rear-facing master has been further developed by the addition of an en-suite shower room. For further warmth and comfort, the property enjoys gas central heating. There is also an entry phone system and residents permit parking on street.

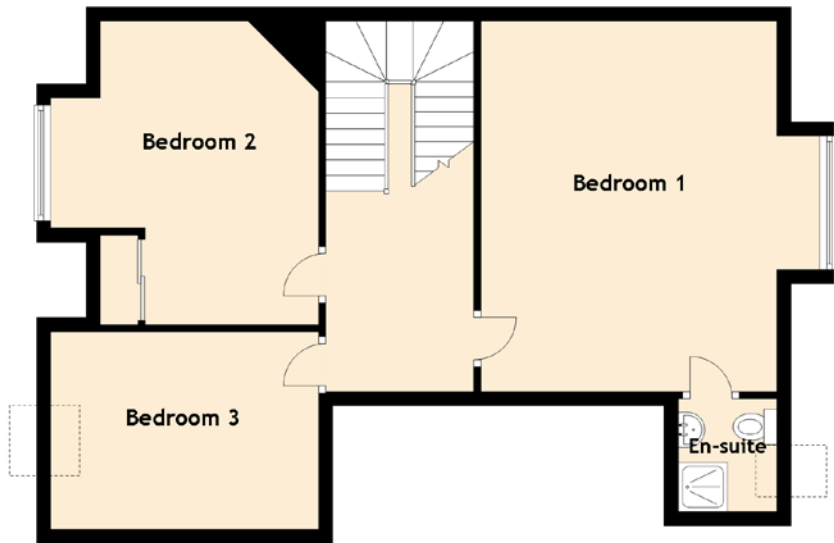
To fully appreciate a property of this size, viewing is essential.



Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 3.60m (11'10")
Kitchen/Diner	5.10m (16'9") x 3.30m (10'10")
Bedroom 1	5.25m (17'3") x 4.20m (13'9")
Bedroom 2	4.30m (14'1") x 3.10m (10'2")
Bedroom 3	3.80m (12'6") x 2.80m (9'2")
Bedroom 4	4.60m (15'1") x 3.10m (10'2")
Shower Room	3.10m (10'2") x 2.30m (7'7")
En-suite	1.60m (5'3") x 1.40m (4'7")

Gross internal floor area (m²): 124m²
EPC Rating: D





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THE SUNDAY TIMES
THE TIMES



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