

# 4F2 207 Bruntsfield Place

EDINBURGH, EH10 4DH



*Outstanding three-bedroom Bruntsfield flat with en-suite shower room, prime location and exceptional city living*



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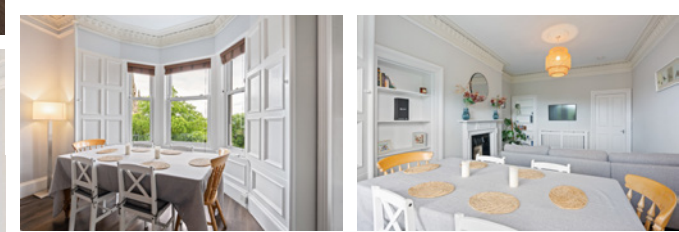


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Situated on the ever-popular Bruntsfield Place, this exceptional three-bedroom top-floor tenement flat is brought to market in immaculate condition and offers a rare opportunity to secure a home in one of Edinburgh's most sought-after residential areas. Ideal for both owner-occupiers and investors alike, the property combines elegant period features with high-quality modern finishes.

# THE LIVING ROOM



Upon entering, you are welcomed by a bright and spacious hallway which sets the tone for the rest of the home. The beautifully proportioned living room sits to the left and is a standout space, showcasing classic tenement character including high ceilings, detailed cornicing, a traditional period fireplace, and a striking bay window that floods the room with natural light while offering impressive views.

# THE KITCHEN



Continuing along the hall, you will find the contemporary internal kitchen, thoughtfully designed and fitted with a gas hob, oven, dishwasher, and washing machine, providing both style and practicality in equal measure.

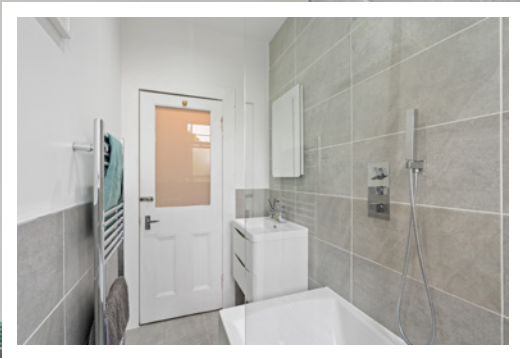




The property boasts three well-sized double bedrooms, each offering excellent flexibility for family living, guests, or home working. The principal bedroom further benefits from a rarely found modern en-suite shower room, adding a touch of luxury and convenience.

Completing the accommodation is a stylish three-piece family bathroom suite, finished to a high standard.

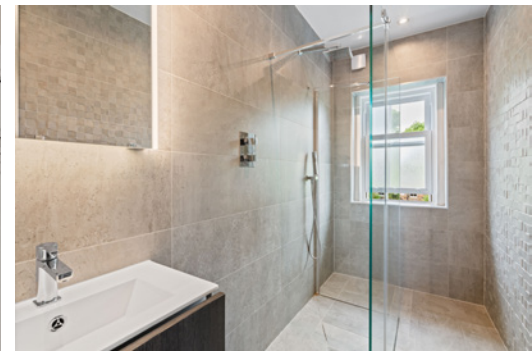
## THE BATHROOM



# BEDROOM 1



benefits from a rarely found  
modern en-suite shower room



# BEDROOM 2

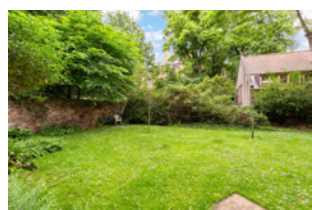


# BEDROOM 3

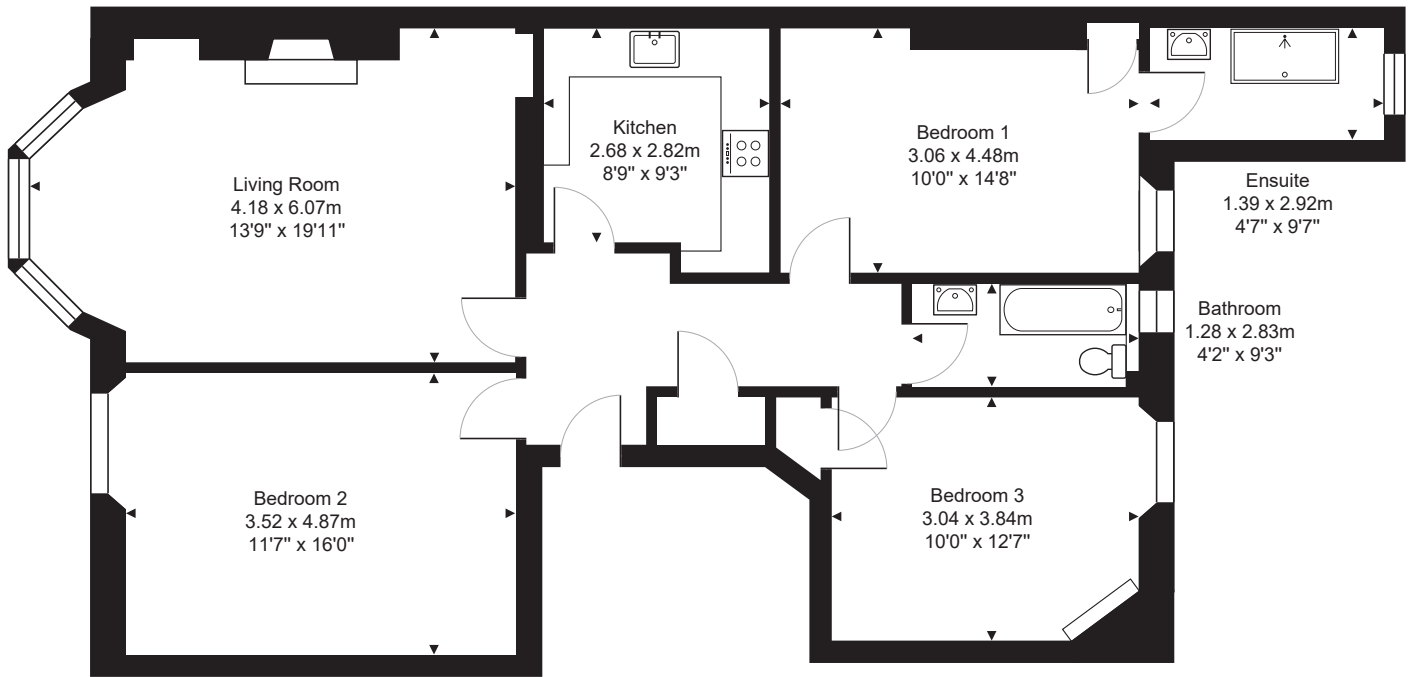


Externally, residents enjoy access to beautifully maintained communal gardens to the rear, while on-street permit parking is available to the front. With the vibrant amenities, cafés, restaurants, and independent shops of Bruntsfield literally on the doorstep, as well as excellent transport links into Edinburgh City Centre, this outstanding home offers the very best of city living in a prime location.

# EXTERNALS & VIEWS

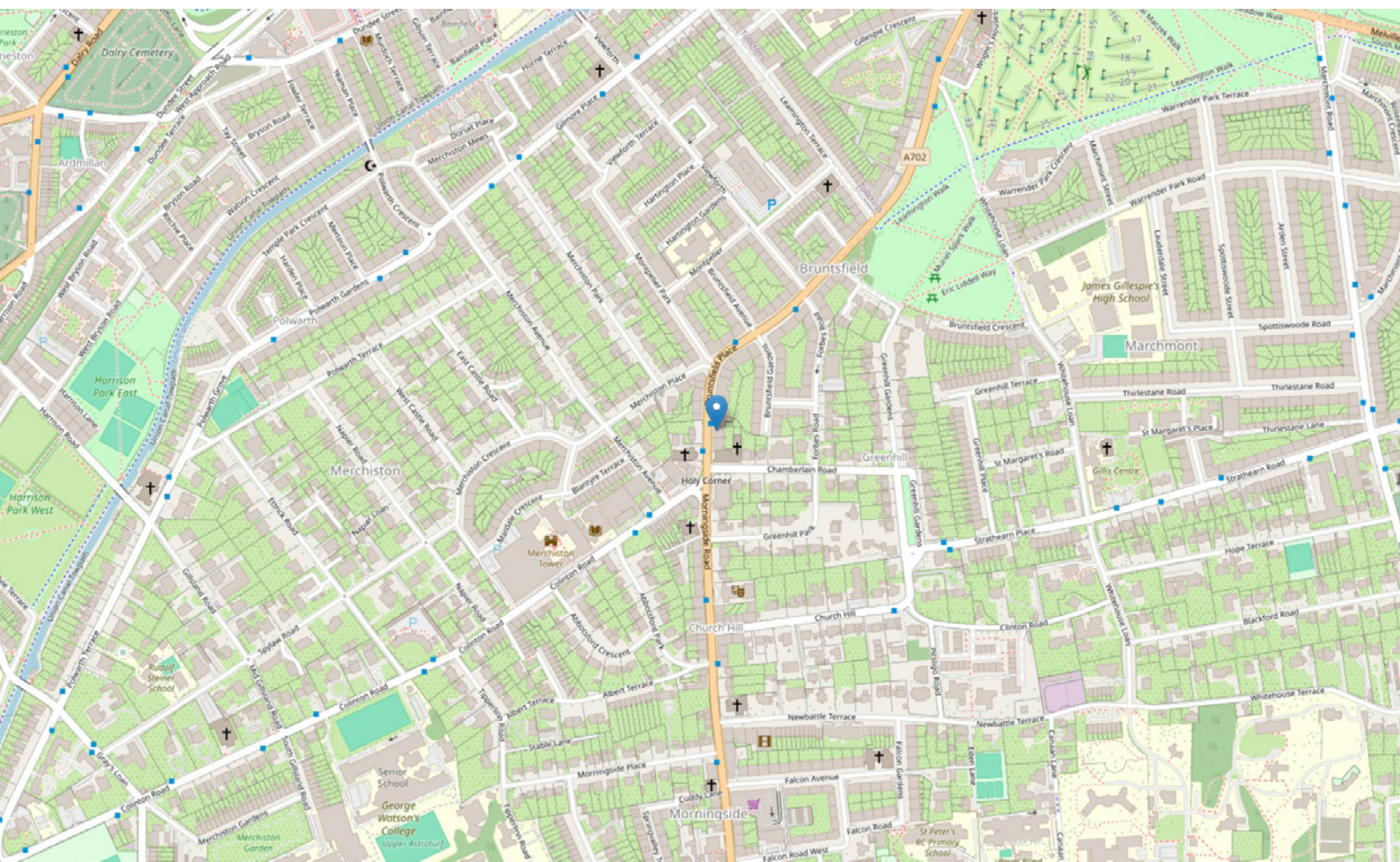


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Bruntsfield is one of Edinburgh's most desirable and vibrant residential neighbourhoods, perfectly positioned just south of the city centre. Known for its elegant Victorian and Edwardian architecture, leafy streets, and strong community feel, the area offers a superb blend of city living with a relaxed, village-like atmosphere.





The area is home to an outstanding selection of independent cafés, artisan bakeries, restaurants, and boutique shops, particularly along Bruntsfield Place and nearby Morningside Road. Residents also benefit from excellent everyday amenities including supermarkets, specialist food stores, and local services all within easy walking distance.

For outdoor space, the beautiful Bruntsfield Links and nearby Meadows provide expansive green areas ideal for walking, running, and leisure activities, all while enjoying open views towards Edinburgh's iconic skyline.

Bruntsfield is exceptionally well connected, with frequent bus services providing quick and easy access to Edinburgh City Centre, Haymarket Station, and surrounding districts. The area is also well placed for access to major road networks for commuting further afield.

Combining character, convenience, and an unbeatable lifestyle offering, Bruntsfield remains one of the capital's most sought-after addresses for professionals, families, and investors alike.



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