

# 3/2 Hartington Gardens

BRUNTSFIELD, EDINBURGH, EH10 4LD



*Beautifully Presented and Fully Modernised Two  
Bedroom Apartment In Bruntsfield*



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McEwan Fraser Legal is delighted to present this two-bedroom first floor flat in a converted townhouse in the heart of Bruntsfield. The property is in walk-in condition having undergone renovations by the current owner.

# THE LIVING ROOM



Internally the property is in walk-in condition and comprises of:

- Spacious living area which is flooded by natural light from the large bay window. With smart sockets, an ornate cornice and hardwood floor, this is an excellent relaxation or entertaining space. Access to the kitchen is from the living room.
- Fully equipped kitchen, with high-grade appliances from induction hob, fan oven to the dishwasher, fridge freezer and washing machine. finished with Quartz worktops this kitchen will not disappoint.

# THE KITCHEN





- Two large double bedrooms which include built-in storage.
- The bathroom has been completed to a high standard with a three-piece bathroom suite and a shower overhead. Large wall tiles and traditional floor tiles remain in keeping with the situation of the building that it is in.

# BEDROOM 1



THIS IMAGE HAS BEEN VIRTUALLY STAGED

# BEDROOM 2



# THE BATHROOM



In addition, the property includes on-street permit parking pay and display for visitors alike. Internally the house has new radiators throughout and is heated by gas central heating and remains warm and cost-effective, year-round. All new building work includes guarantees, and electric and gas certificates are also provided. Early bird viewing recommended as this property really is a must-see.

# FLOOR PLAN, DIMENSIONS & MAP

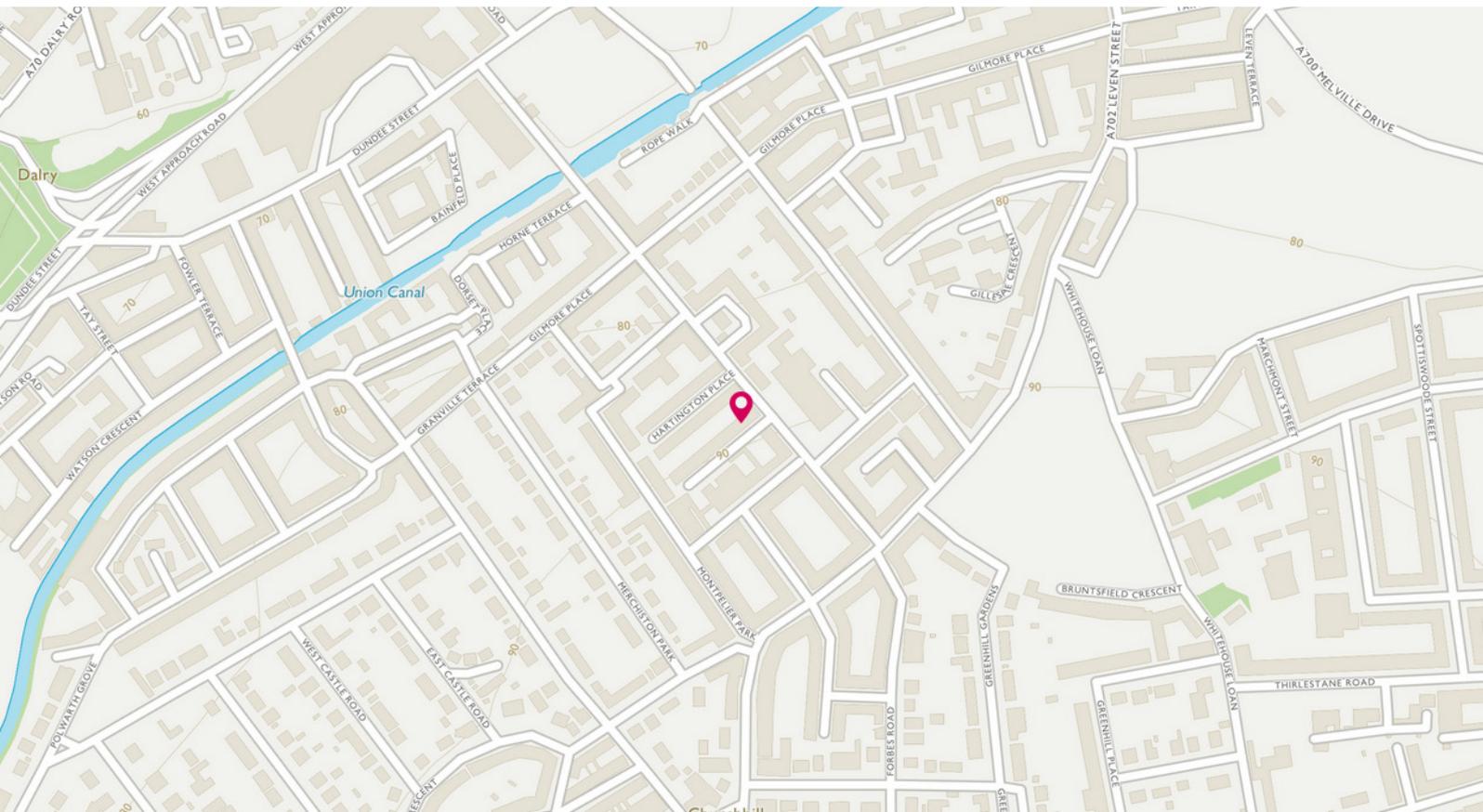


Approximate Dimensions (Taken from the widest point)

Living Room            6.07m (19'11") x 4.48m (14'8")  
 Kitchen                3.39m (11'1") x 2.40m (7'10")  
 Bedroom 1            4.62m (15'2") x 3.91m (12'10")

Bedroom 2              4.62m (15'2") x 3.00m (9'10")  
 Bathroom              2.34m (7'8") x 1.59m (5'3")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>  
 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 & 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.



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