

32 Bruntsfield Gardens

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*RARE OPPORTUNITY FOR A FOUR-BED
MAIN DOOR FLAT IN BRUNTSFIELD*



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This exquisite four-bedroom main door flat in the charming neighbourhood of Bruntsfield, Edinburgh, offers a wealth of desirable features that make it an ideal home for families and professionals alike.

The spacious living room, seamlessly connected to the kitchen via an elegant archway, creates an inviting and sociable space for entertaining guests or simply relaxing with family. An additional utility room tucked off the living area ensures convenience and practicality in daily living. The living room also benefits from French doors exiting to the large enclosed shared gardens, offering a haven to relax in the sun.

One of the stand-out features of this property is its four generously sized double bedrooms, with the master bedroom boasting intricate wallpaper and a period fireplace that exude timeless charm and character. These spacious bedrooms offer versatile living options, accommodating a variety of needs and lifestyles.

The Lounge

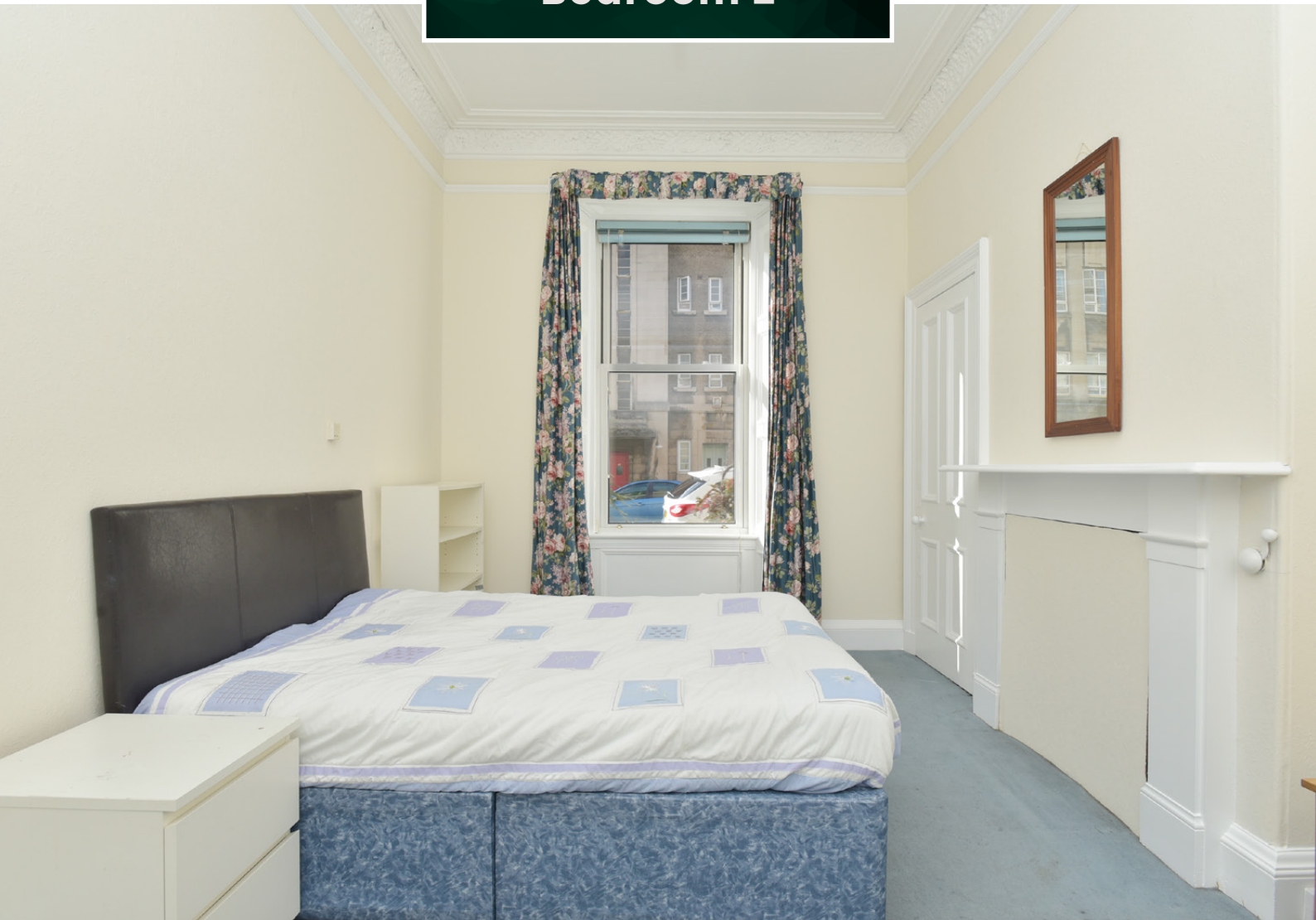






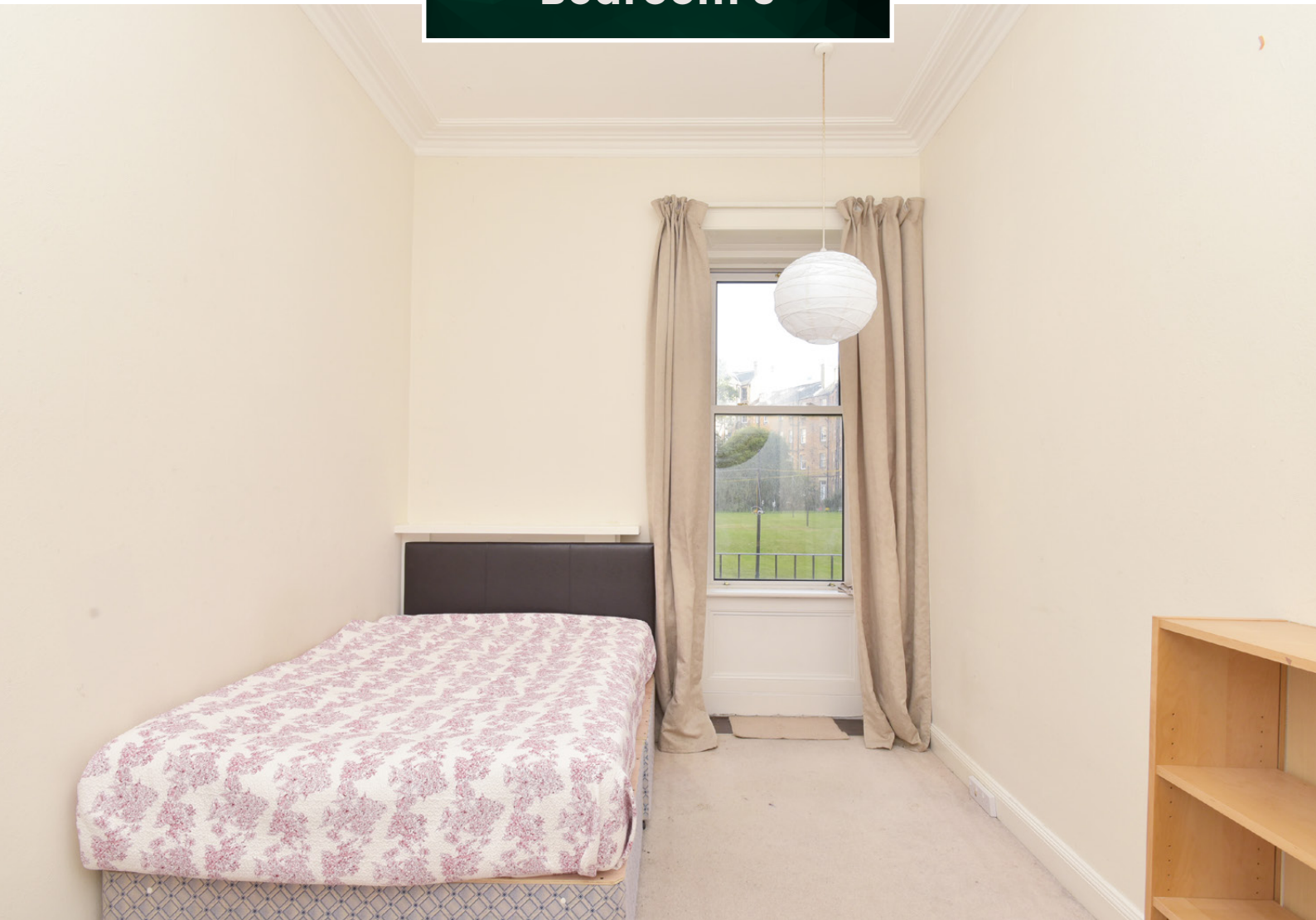


Bedroom 2





Bedroom 3





Bedroom 4

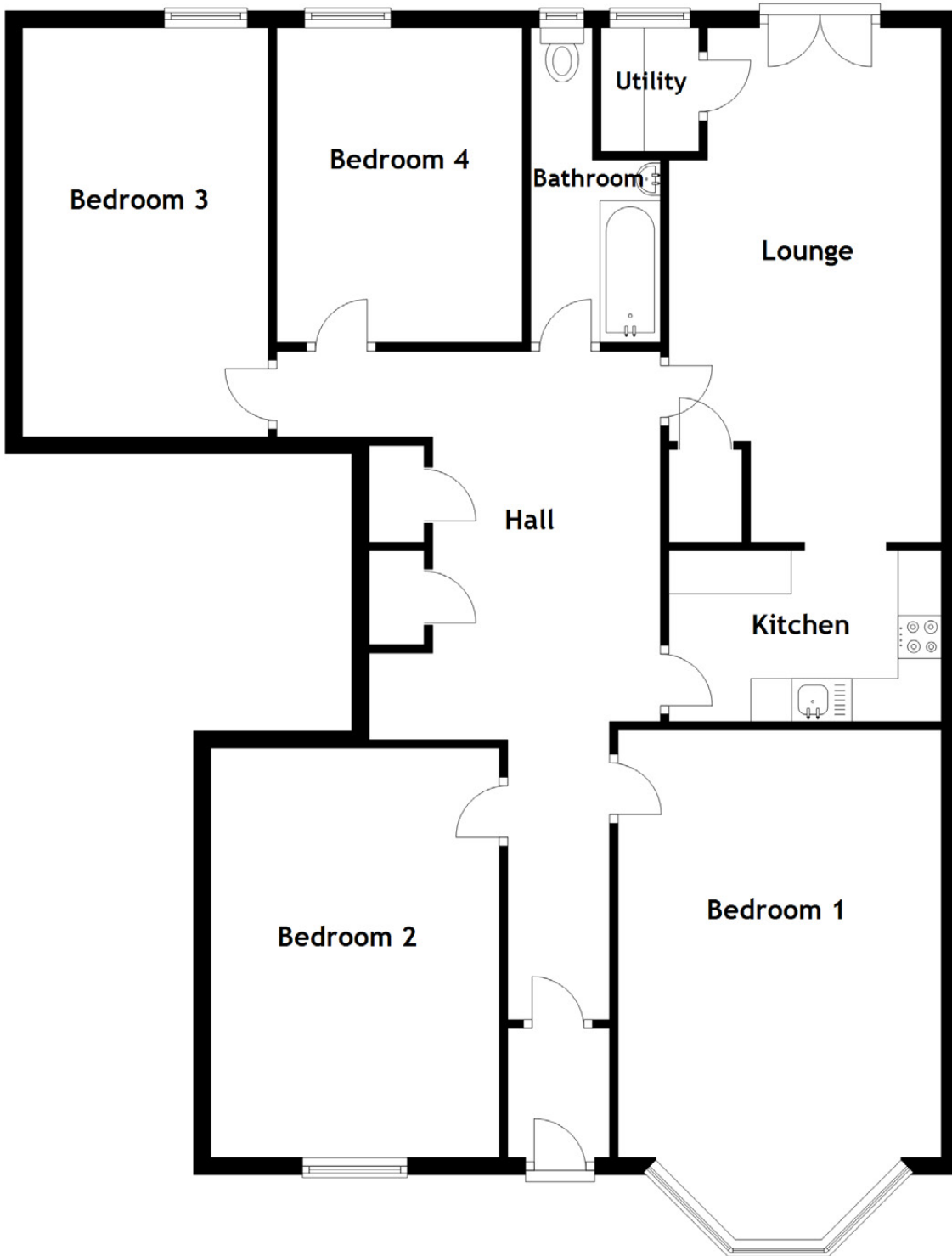




The modern three-piece bathroom suite provides both style and functionality. Meanwhile, a large hallway connects all the rooms in this flat, providing a seamless flow and a sense of unity throughout the property.







Approximate Dimensions

(Taken from the widest point)

Lounge	5.96m (19'7") x 3.16m (10'4")	Bathroom	3.65m (12') x 1.50m (4'11")
Kitchen	3.16m (10'4") x 1.98m (6'6")	Utility	1.43m (4'8") x 1.14m (3'9")
Bedroom 1	6.36m (20'11") x 3.75m (12'4")		
Bedroom 2	4.75m (15'7") x 3.34m (11')		Gross internal floor area (m ²): 123m ²
Bedroom 3	4.75m (15'7") x 2.85m (9'4")		EPC Rating: C
Bedroom 4	3.65m (12') x 2.85m (9'4")		

Located in the sought-after area of Bruntsfield, this property benefits from its proximity to local amenities, parks, schools, and the vibrant city centre, making it an excellent choice for those looking for a blend of comfort, convenience, and classic Edinburgh charm. With its spacious layout and tasteful features, this four-bedroom main-door flat offers a unique opportunity to experience the very best of city living in one of Edinburgh's most desirable neighbourhoods.



COMMUNAL GARDEN

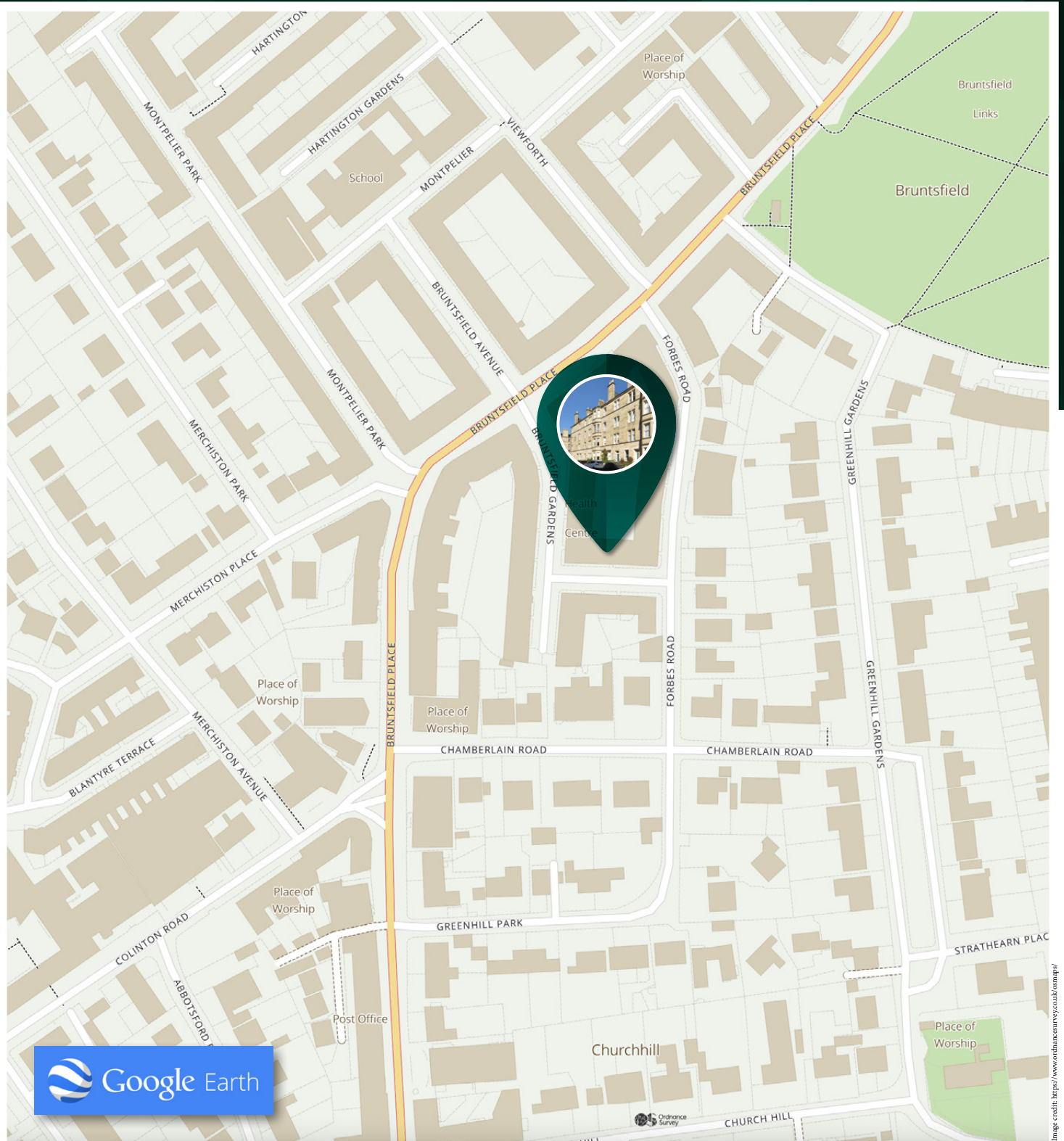


The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
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Layout graphics and design
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