

11B Leamington Terrace

BRUNTSFIELD, EDINBURGH, EH10 4JP



*Spacious one-bedroom basement flat in
Edinburgh's sought after area of Bruntsfield*



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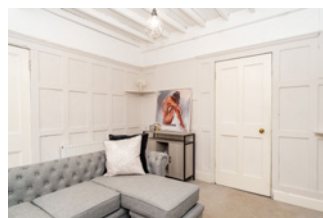


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McEwan Fraser Legal is delighted to present this one-bedroom flat in the highly sought-after area of Bruntsfield, Edinburgh. The property is presented in walk-in condition and offers a superb opportunity for a first-time buyer, professional couple, or buy-to-let investor. The flat enjoys an excellent central location with easy access to Bruntsfield's array of amenities, green spaces, and transport links, while retaining a wealth of character features throughout.

THE LIVING ROOM



Inside, the property comprises a spacious living area featuring exposed beams, traditional panelling, gas central heating, and a walk-in box room offering flexible use as a home office, dressing room, or additional storage.

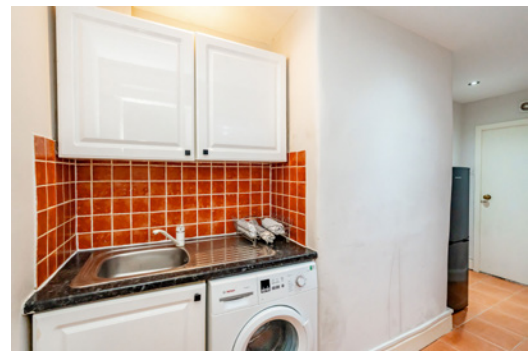
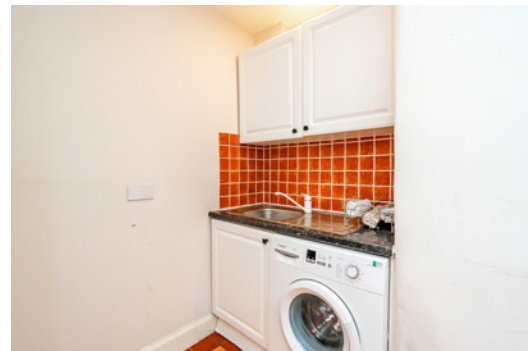
THE BOX ROOM



THE KITCHEN



The fully equipped internal kitchen is fitted with an electric hob, fan oven, and freestanding white goods.





There is one well-proportioned double bedroom with decorative panelling, a feature fireplace, and gas central heating and a modern shower room fitted with a contemporary three-piece suite.

THE SHOWER ROOM



THE BEDROOM

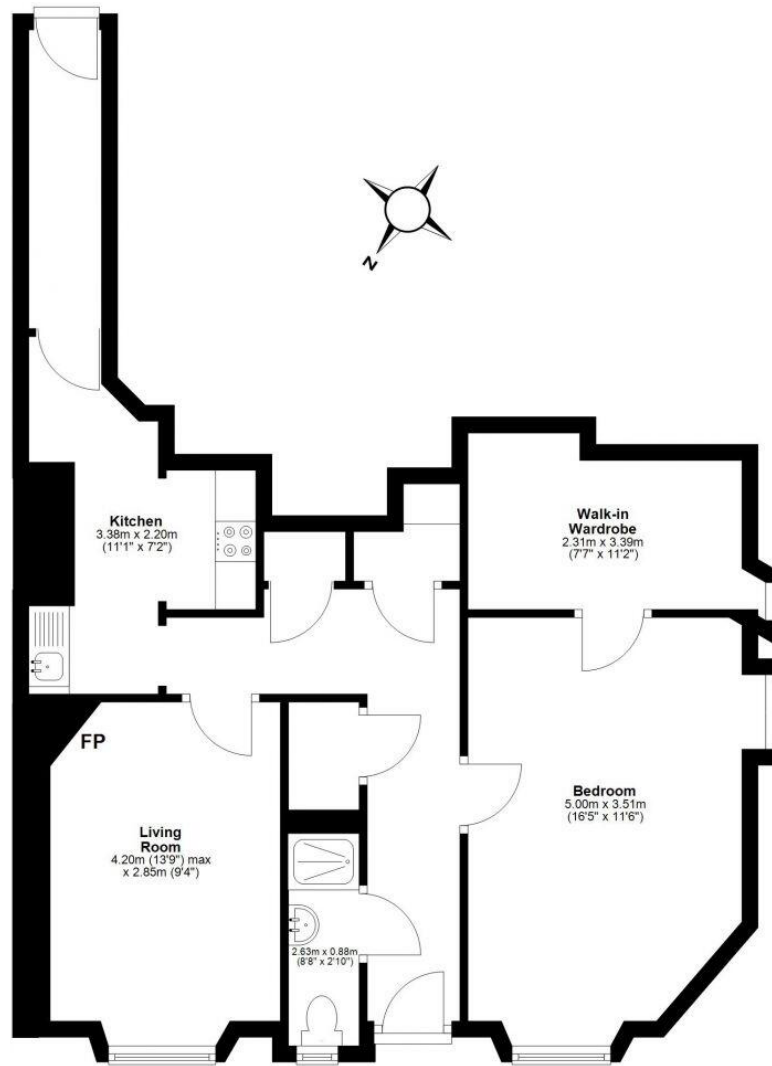


In addition, the property benefits from gas central heating throughout and its prime central position within a well-established residential area, with on-street residents' parking available by permit. This is a rare opportunity to acquire a central flat combining character, flexibility, and strong investment appeal in a fantastic location.

EXTERNALS

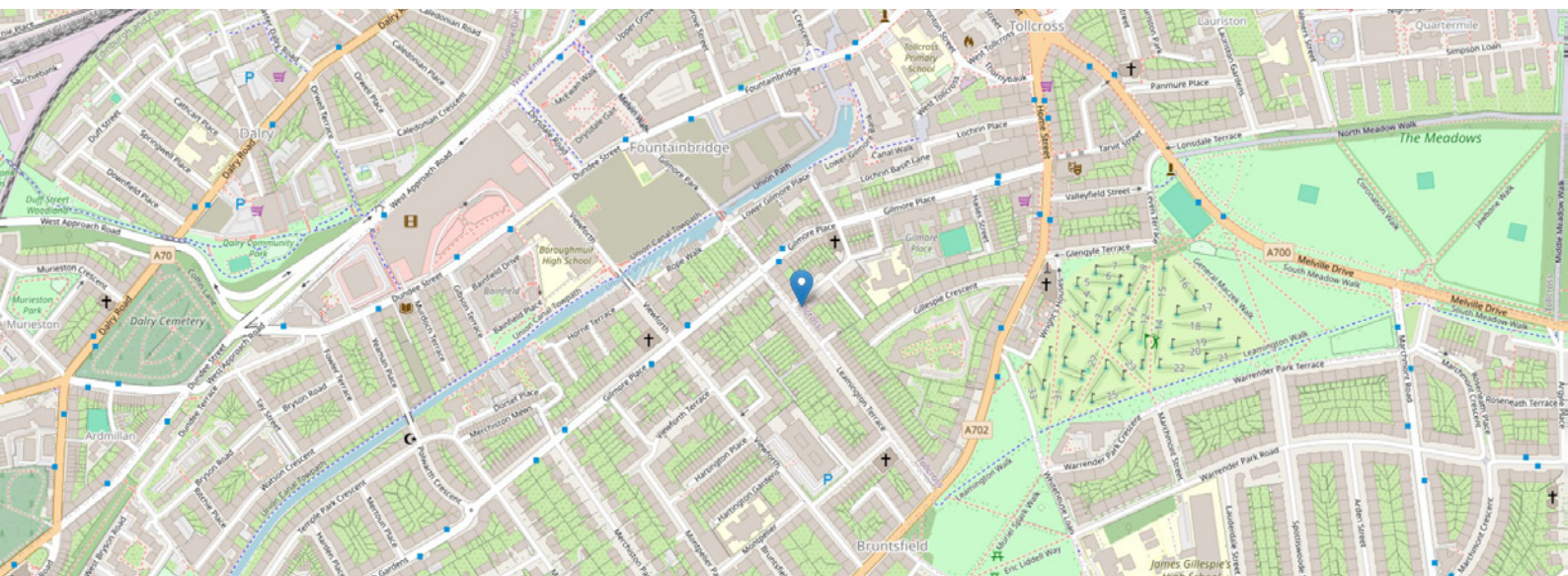


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 70m² | EPC Rating: F



THE LOCATION

The highly sought-after district of Bruntsfield is located approximately one mile south of Edinburgh's city centre and is widely regarded as one of the capital's most desirable residential areas. The area offers an excellent and varied range of amenities, including fashionable bars, well-regarded restaurants, banks, and a wide selection of convenience and specialist shops. For more extensive shopping needs, there is a Tesco Metro at Holy Corner, along with a Marks & Spencer Food Hall and a Waitrose supermarket on nearby Morningside Road.





The location is particularly well-suited for access to Edinburgh University, Napier University, and the Royal Hospital for Sick Children. Recreational amenities are plentiful, with The Meadows, featuring excellent tennis courts, and Bruntsfield Links, home to a popular pitch-and-putt course, both within easy reach.

Edinburgh city centre can be reached on foot in under fifteen minutes, while an excellent range of bus services operate from both Gilmore Place and Bruntsfield Place. Schooling is well provided for at both primary and secondary levels, across the state and private sectors.



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