



220 (3F2) Bruntsfield Place, Edinburgh, EH10 4DE
OFFERS OVER £295,000



MONARCH
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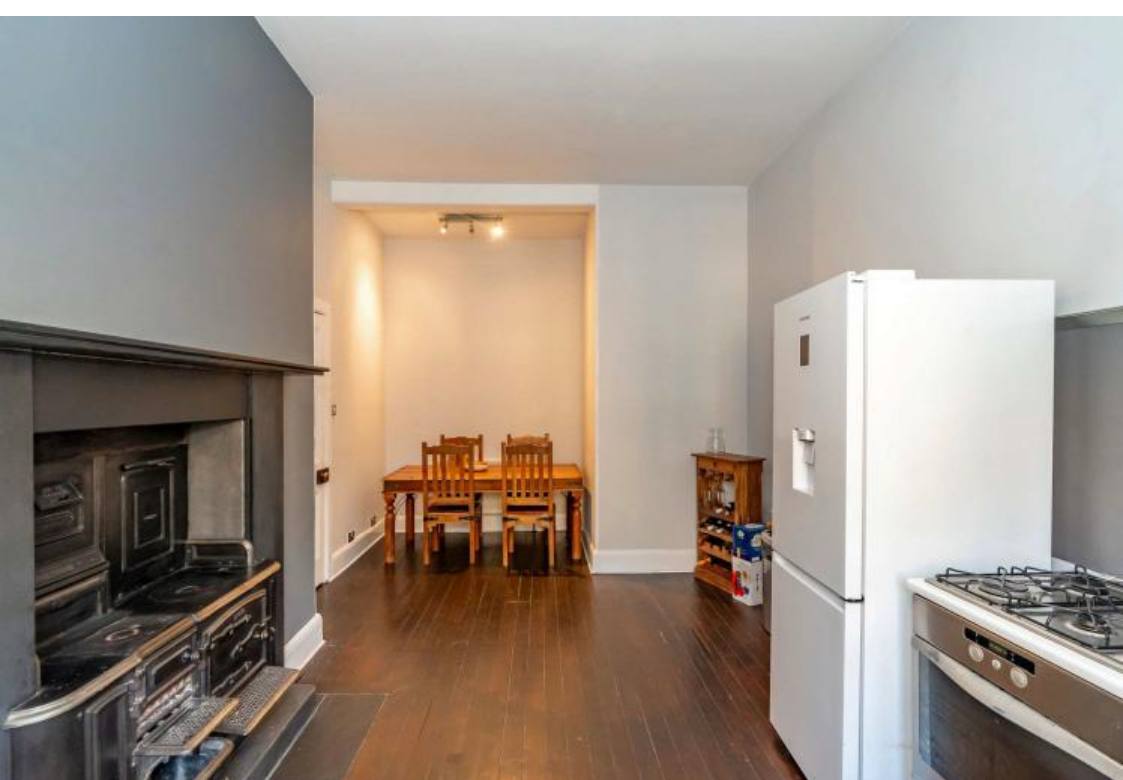
A bright, spacious, and well-presented top floor flat in the heart of Bruntsfield.

This large one-bedroom property is situated on the third floor of a traditional tenement building.

Internally the accommodation is in excellent order throughout with traditional features retained, such as sanded timber floors, original fireplaces and kitchen stove, original working shutters and cornice work.

To the front is an elegant sitting room with dining space and a working fireplace.

The hallway offers two deep storage cupboard and large cupola allowing natural daylight to flood into this space.

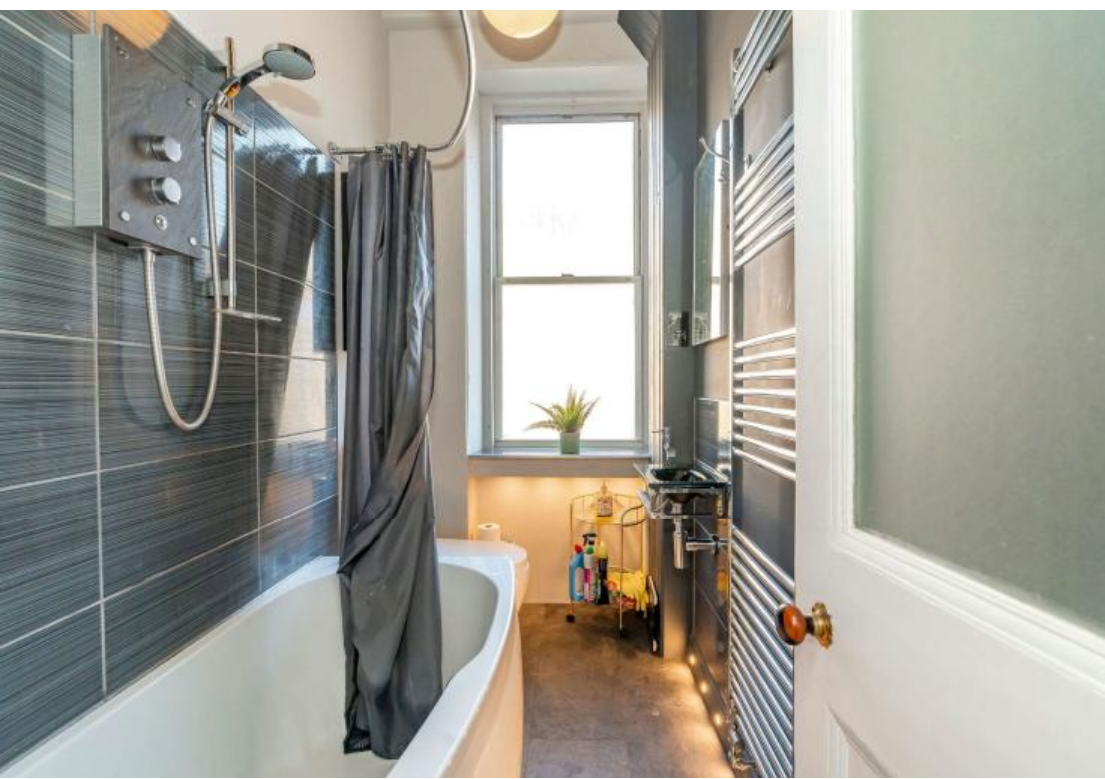
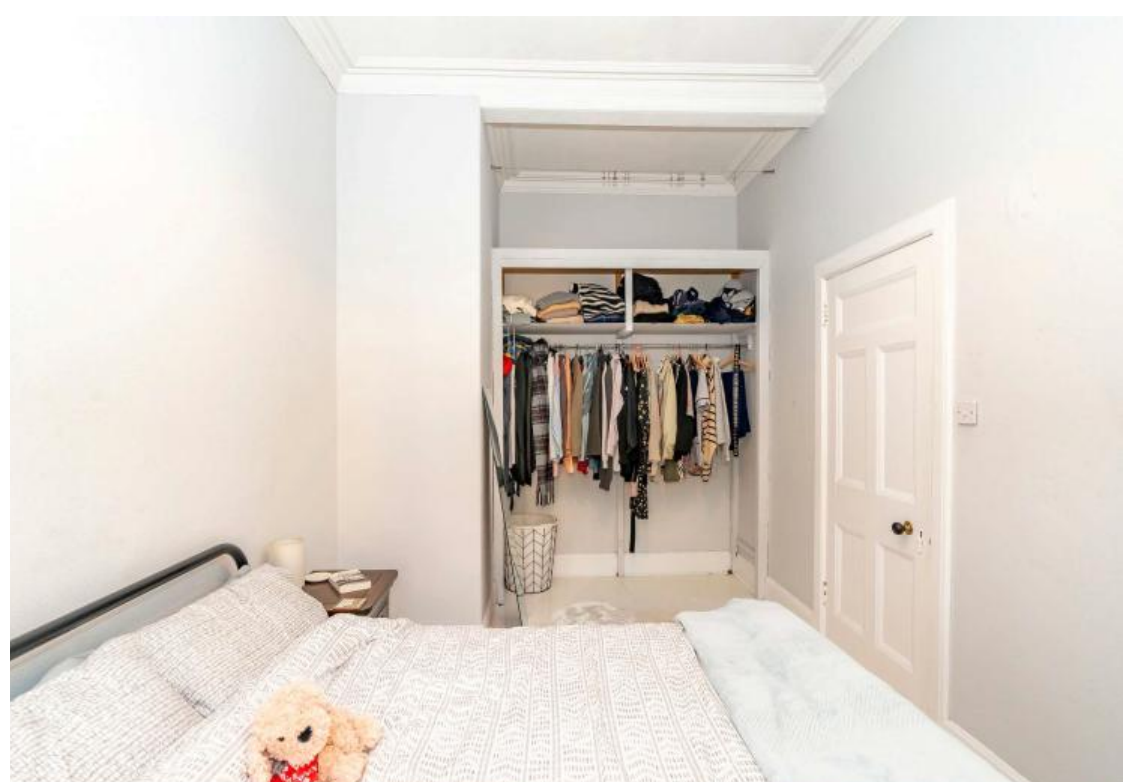


The master bedroom is as size and has fitted hanging space and storage within.

The modern bathroom is beautifully tiled and has an electric shower over the bath and modern glass sink.

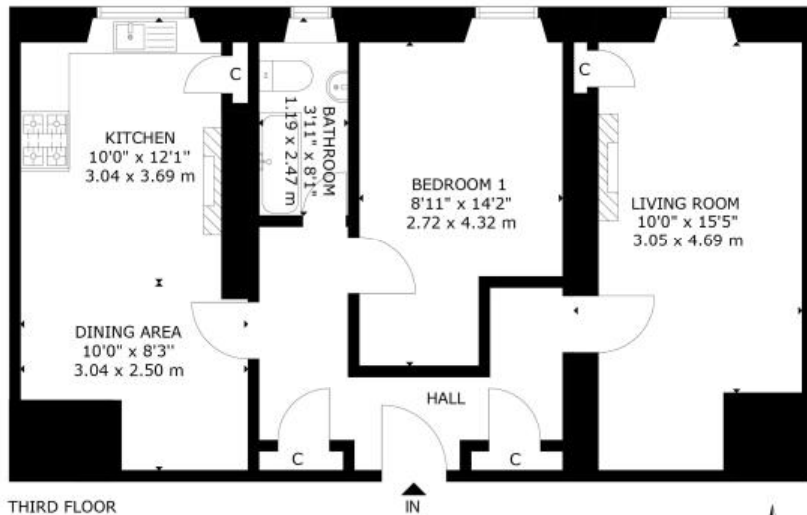
The large dining kitchen offers plenty of space to dine and entertain.







The property further benefits from a secure entry-phone system, shared rear garden, gas central heating and double glazing.



220 (1F2) BRUNTSFIELD PLACE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 6258 SQ FT / 585 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Bruntsfield is perfectly placed for a number of social and recreational amenities including numerous shops, a main post office, bars, bistros, coffee shops and banks. A variety of recreational pursuits are available within the immediate vicinity including tennis and golf and the popular Meadows area is a short walk away. The area is well known for its fine schooling, from primary to secondary education including George Watson's College, Edinburgh University and Napier University. There is easy access to and from the city centre either by car or by public transport. There is also easy access to the city by-pass for those looking to commute to the motorway network and Edinburgh International Airport.

Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.