3 (4F1) BRUNTSFIELD PLACE

BRUNTSFIELD, EDINBURGH, EH10 4HN

CURRAN & CO
PROPERTY



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FIXED PRICE £320,000

1 2 1

'The property boasts an impressive open-plan living, dining and kitchen space which provides a fantastic setting for entertaining, alongside two generous double bedrooms'

- Elevated Top Floor Position
- Expansive Open Plan Living / Dining / Kitchen
- Two Generous Double Bedrooms
- Modern Shower Room
- Gas Central Heating & Double Glazing
- Refurbished in 2021 to High Standard Throughout
- Exceptionally Bright & Airy
- Ideal Location Next to Bruntsfield Links





Description
Occupying the top floor of a traditional Victorian tenement in the heart of highly sought-after Bruntsfield, 3 (4F1) Bruntsfield Place is an exceptionally bright and spacious two-bedroom flat enjoying a wonderfully elevated position amongst the surrounding rooftops. Refurbished in 2021 and finished to a high standard throughout, the property boasts an impressive open-plan living, dining and kitchen space which provides a fantastic setting for entertaining, alongside two generous double bedrooms and an abundance of natural light from multiple dormer windows. With pleasant rooftop views and a peaceful setting high above the bustle of Bruntsfield Place below, the property offers a rare sense of space, light and privacy.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: spacious and welcoming entrance hall with skylight; impressive open-plan living, dining and kitchen space comprising a sizeable living area with large dormer windows, dining area with dormer window, and contemporary kitchen fitted with base and wall-mounted units, breakfast bar, integrated electric oven and ceramic hob, together with a freestanding washing machine and fridge with freezer compartment; generous principal double bedroom with storage cupboard housing the combi boiler (installed 2021); second double bedroom with extensive fitted storage; and modern shower room with glass shower enclosure and fitted vanity storage. Further benefits include gas central heating and double glazing throughout.

Externally, there is a shared rear garden area and zoned permit parking available on the surrounding streets.

Extras
All kitchen appliances are included in the sale. Other items are available by separate negotiation.

EPC Rating
The energy efficiency rating for this property is band C.

Council Tax
This property is subject to council tax band C.



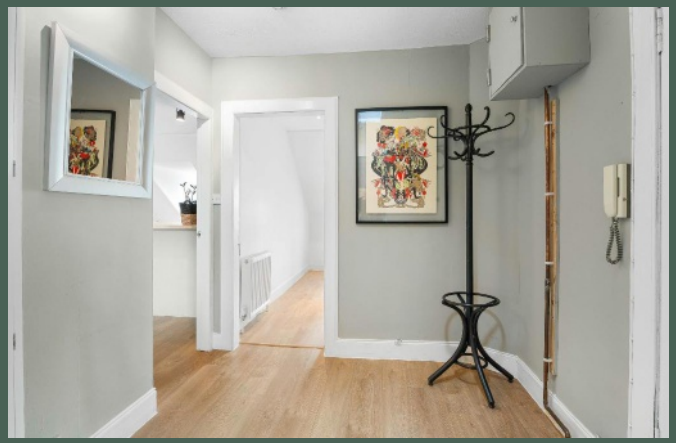




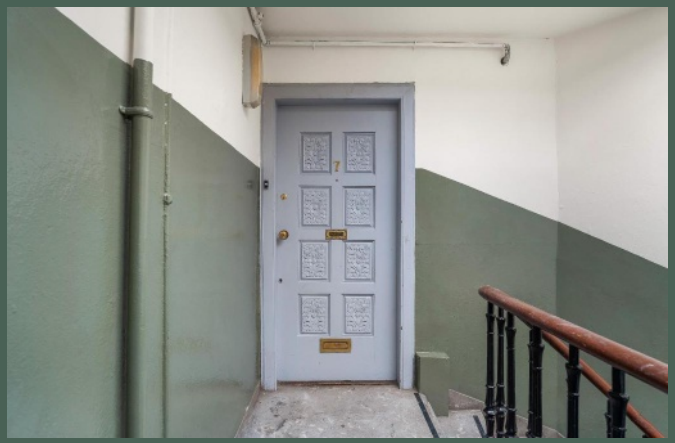








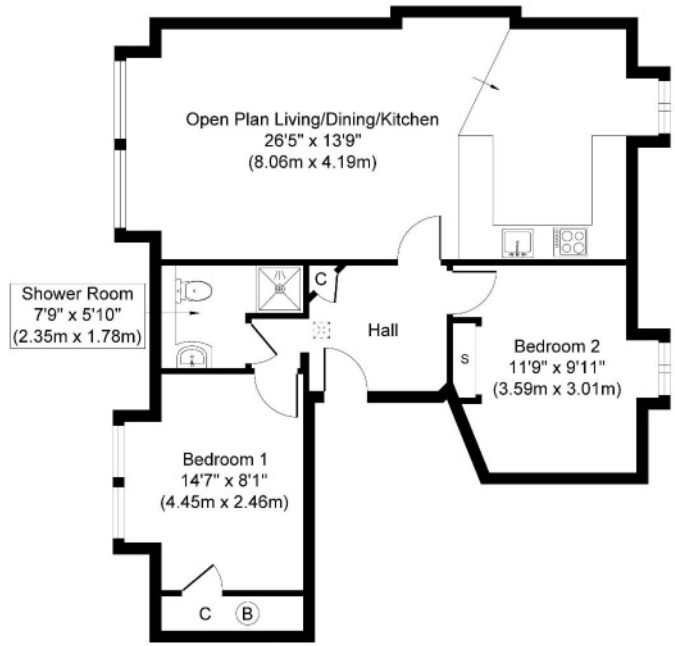




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Approximate Floor Area
772 sq. ft
(71.70 sq. m)

Disclaimer
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.