



**145/3 Bruntsfield Place, Bruntsfield, Edinburgh, EH10 4EB,
Edinburgh, EH10 4EB, Bruntsfield, Edinburgh South**

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Boyd Property are delighted to present to the market this exquisite, bright, and extremely spacious 3-bedroom second floor flat, located within a traditional tenement building. Boasting a central city location in sought-after Bruntsfield and just a short stroll from the vast open green spaces at the Bruntsfield Links and The Meadows. The property is offered to the market in excellent order throughout and the accommodation briefly comprises a large welcoming entrance hallway with excellent storage facilities, an impressive bay windowed lounge/dining room with feature fireplace, with dedicated spaces for relaxing and entertaining. The large breakfasting kitchen is fitted with modern base and wall mounted units with ample work top surfaces. The kitchen is complimented with a useful laundry room with base and wall mounted units, a pantry and large store cupboard. There are three exceptionally spacious double bedrooms. The family bathroom is fitted with a contemporary three-piece suite in white, with a separate shower enclosure. There is a further stylish shower room located off the hall with white two-piece suite with glass shower enclosure. The property has many traditional period features which include tall ceilings, fireplaces, detailed cornicework and wood panelled doors. The property benefits from gas central heating, double glazing, good storage facilities and an entry phone security system. Externally there is access to a well-maintained communal garden located to the rear of the property. On street permit parking is available to the front. Viewing is highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

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 an M&S Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for schools in both the state and private sector, as well as for both Edinburgh and Napier Universities. 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 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.

Extras

All fitted floor coverings and integrated kitchen appliances.

BASE INFORMATION:

Rooms : 2
Bed : 3