



lindsays

18/2 Bruntsfield Avenue
Bruntsfield, EH10 4EW

"an attractive and spacious ground floor flat, situated in the heart of the much sought after location of Bruntsfield"

- Popular residential area
- Excellent local amenities
- East access to city centre
- Attractive, spacious accommodation
- Sitting room with bay window and fireplace
- Fitted kitchen
- Double bedroom 1 with ensuite
- Double bedroom 2
- Bathroom
- Shared rear garden

EPC Rating D

OFFERS OVER £375,000



Description

18/2 Bruntsfield Avenue is an attractive and spacious ground floor flat, situated in the heart of the much sought after location of Bruntsfield. Internally the property is well-presented and benefits from a number of period features including ornate cornicing and a decorative fireplace. In brief the accommodation comprises; hallway with storage, spacious sitting room with bay window and feature fireplace, fitted kitchen, double bedroom 1 with ensuite shower room and storage, double bedroom 2, and bathroom. There is a well-maintained shared garden located to the rear of the building.

Area

Bruntsfield is within walking distance of the city centre and has a village feel with the array of shops, cafes and community facilities. Butchers, fishmongers, delicatessens, florists and several individual boutiques are on the doorstep and Waitrose supermarket, Marks and Spencers food, Tesco's and Sainsbury's are a short walk away. There are excellent facilities for families with the open space of Bruntsfield Links, the adjacent Meadows and numerous schools nearby. Regular bus services to and from most parts of city are available on Bruntsfield Place. Easy access is available to the city by-pass, which links to the M8/M9/M90/A1 road network, Edinburgh International Airport and the Forth Road Bridge.

Viewing

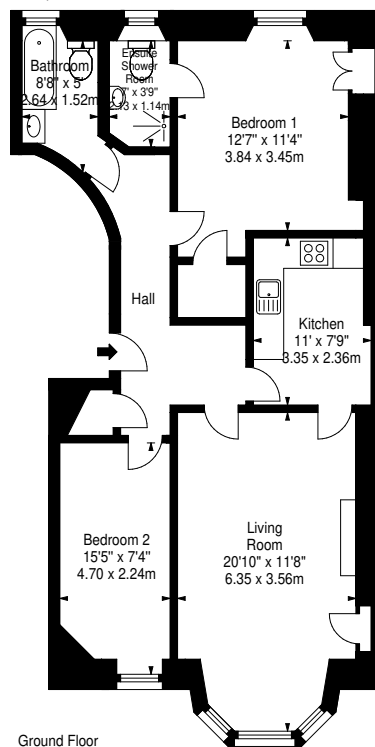
By appointment contact Lindsays on 0131 229 4040



**Bruntsfield Avenue,
Edinburgh,
Midlothian, EH10 4EW**



Approx. Gross Internal Area
76 Sq M - 818 SqFt
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.