

BRUNTSFIELD

75/2 Leamington Terrace EH10 4JT



OFFERS AROUND £175,000

- Elegant, raised ground floor flat in Victorian sandstone terrace.
- Shared entrance vestibule, hall, bay windowed livingroom, double bedroom with open view to castle, breakfasting kitchen, again with view to castle, bathroom with shower
- Large walk in storage cupboard and shelved storage cupboard.
- Gas central heating.

Viewing:

Thursdays 7pm-8pm Sundays 2pm-4pm
Or telephone agents for appointment on
0131 313 5556

Quietly situated off Bruntsfield Place, this is a raised ground floor flat situated in a traditional street of period properties, well placed for the local amenities that this highly regarded area has to offer. Bruntsfield Place and the adjacent Links are seconds away as is an impressive collection of specialist shops. There is a Tesco Metro at nearby Holy Corner and a Waitrose in nearby Morningside. Warrender Baths are a short distance away in adjacent Marchmont and there is a frequent bus service to and from the city centre. Parking in the street is metered and residents' permits are available.

The property itself is accessed by a stone staircase leading to a solid timber door which in turn gives access to a large, shared entrance vestibule housing the meters. A half glazed door with side panels gives access to a shared inner hall. A further solid timber door gives access to the accommodation, which comprises:

HALL 8'2" x 8'6" at longest and widest.

L shaped entrance hall. Large walk in storage cupboard housing hot water tank with window to rear and further high level cupboard housing cold water tank. This cupboard also has a coat hook rail and provides ample space for storage of bicycles etc. Further deep shelved storage cupboard. Twin ceiling lights. Smoke detector. Central heating radiator. Single power point. Laminate wood floor. Fitted carpet.

LOUNGE 26'2" x 15'8" (at longest and widest)



Exceptionally large and well proportioned bay windowed living room with westerly aspect looking towards church. Ornate cornice. Period light fitting with three lights. Timber mantle piece with tiled insert. Two central heating radiators. Three double power points. Two telephone points. Broadband connection and wired for cable television. Fitted carpet.

KITCHEN 11'6" x 7'8"

Fitted kitchen with astragal sash and case window to rear giving elevated aspect with view to castle. Ample base and wall units. Stainless steel sink and drainer with mixer tap. Two double power points at upper level plus dedicated points. Fridge/freezer, gas cooker and automatic washing machine included. Tiled splashback. Central heating radiator. Tile effect vinyl floor.



DOUBLE BEDROOM 11'10" x 11'10".



Set to the rear of the property again with an elevated aspect with views to the castle. Large astragal sash and case window with working shutters. Large built in wardrobes with mirrored glass doors. Ornate cornice. Central ceiling light. Central heating radiator. Two double power points. Telephone point. Fitted carpet.

BATHROOM 7'2" x 6'4"

Well appointed bathroom which is fully tiled to ceiling level. Three piece suite in white with brass fittings. Mira Sport electric shower. Glazed shower screen. Wooden medicine cabinet. Vanity light. Extractor fan. Central ceiling light. Central heating radiator. Vinyl floor.

EXTRAS

All carpets, curtains, blinds, light fittings, fridge/freezer, gas cooker and automatic washing machine are included in the sale.



These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.

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