

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

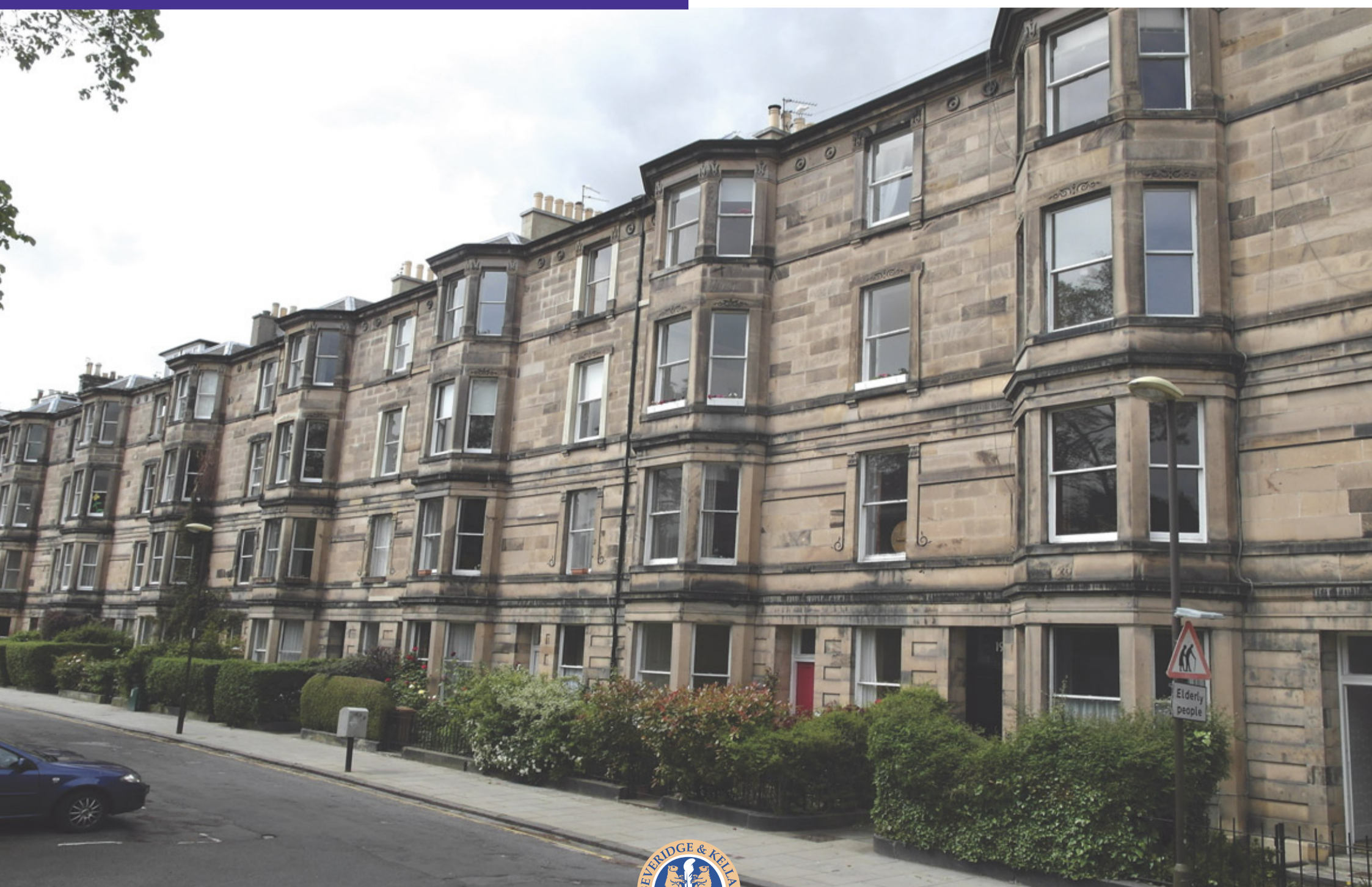
None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



ESTATE AGENTS



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ESTATE AGENTS

BRUNTSFIELD, 19 - 3F1 GILLESPIE CRESCENT  
TOP/THIRD FLOOR FLAT

ENTRYPHONE - 3F1  
FIXED PRICE £350,000

This impressive and particularly bright and airy top floor traditional flat has many fine period features and is being presented to the market in walk in condition. The property occupies a prime position with Edinburgh skyline views including Edinburgh Castle to the rear and a leafy open outlook to the front. The rooms are spacious and have retained many fine period features to include ornate cornicing, marble fireplaces, stripped panelled doors, working window shutters (with the exception of the kitchen) and sanded floors. The current owners have further enhanced the property with quality fixtures and fittings in the kitchen and bathroom along with neutral carpeting and fresh decoration. This property has the added advantage of a part floored attic which with the necessary planning consents could be converted into further living space. There is a well tended shared garden to the rear of the building accessed from the common stair. In summary this is an immensely appealing

property and viewing is recommended to appreciate the location and the accommodation on offer.

The accommodation in brief: A welcome introduction is the generous dining hall giving access to all of the accommodation via stripped panelled doors. Impressive bay windowed lounge with period marble fireplace, ornate cornice and ceiling rose. Quality fitted dining kitchen with butcher block work surfaces, slate tiled floor and further larder store cupboard. Spacious double bedroom with marble fireplace, ornate cornice, ceiling rose and sanded floor. Second double bedroom with marble fireplace, cornice and sanded floor and a further bedroom with charming cast iron fireplace. The bathroom is fitted with a traditional style three piece suite with rainhead shower over the bath and quality wall and floor tiles and recessed storage unit. A good sized boxroom with borrowed light from the lounge and with a ceiling

hatch to the attic space. The attic is insulated, part floored and has lighting and as previously mentioned offers scope for development.

#### **HALL**

#### **LOUNGE**

Approx. 22'5" x 15'2" / 6.83m x 4.62m

#### **DINING KITCHEN**

Approx. 15'9" x 9'1" / 4.8m x 2.77m

#### **DOUBLE BEDROOM ONE**

Approx. 18'4" x 13'2" / 5.59m x 4.01m

#### **DOUBLE BEDROOM TWO**

Approx. 15'10" x 10'9" / 4.83m x 3.28m

#### **BEDROOM THREE**

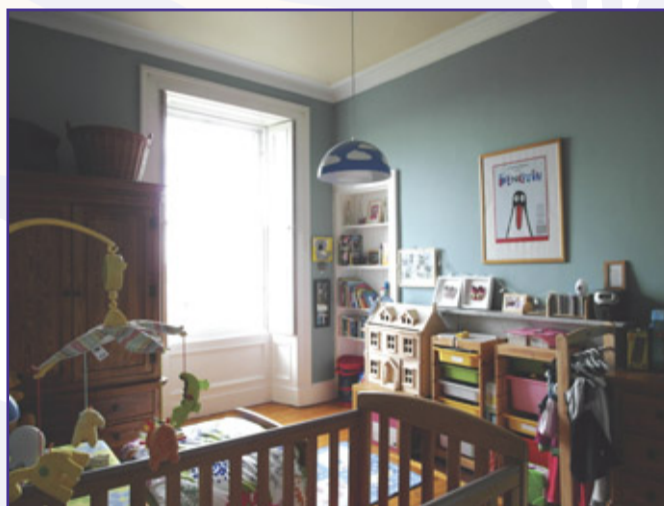
Approx. 10'8" x 7'7" / 3.25m x 2.31m

#### **BOXROOM/STUDY**

Approx. 10'11" x 9'7" / 3.33m x 2.92m

#### **BATHROOM**

Approx. 6'1" x 4'5" / 1.85m x 1.35m



#### **THE AREA**

Bruntsfield is a well established residential district situated just outside the City Centre, on the south side of Edinburgh. It comprises mainly substantial stone built tenemental properties dating back to before the turn of the century, interspersed with a number of terraced and detached properties of some distinction. Many would consider Bruntsfield to be one of the City's best served shopping centres. There is an extremely wide range of shopping facilities catering for every possible need, including a number of specialists shops. Furthermore, there is a wide range of Building Society, Banking and Post Office services. Using one of the many and frequent bus services that pass through the area, the City Centre can be easily reached via Tollcross and Lothian Road. This area is where Edinburgh's formal entertainment facilities tend to be very highly concentrated. Here there is the

Usher Hall, a number to theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. All of these are within a short distance. There is also excellent schooling within the area to include Heriots, Watsons and Boroughmuir. The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children.

More information can be found at [www.gillespiecentral.com](http://www.gillespiecentral.com)

#### **HEATING**

Gas central heating from a combination boiler.

#### **EXTRAS**

The sale includes the fitted carpets and automatic washing machine (no warranties will be given).

#### **VIEWING**

By appointment please call Beveridge & Kellas on 0131 554 6321.

#### **POST CODE**

EH10 4HU

#### **SURVEYORS**

Please call Beveridge & Kellas on 0131 554 6321.

#### **OFFERS**

Fixed Price £350,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith, LP4 Leith.