



7/2, Colinton Road, Bruntsfield, Edinburgh, EH10 5DP

Tastefully Presented & Flexible, Two-Bedroom, First-Floor Flat

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Property Description

Tastefully presented and flexible, two-bedroom, first-floor flat, forming part of a characterful stone-built terrace. Located in Edinburgh's highly sought-after Bruntsfield area, just south of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, two double bedrooms, and a bathroom.

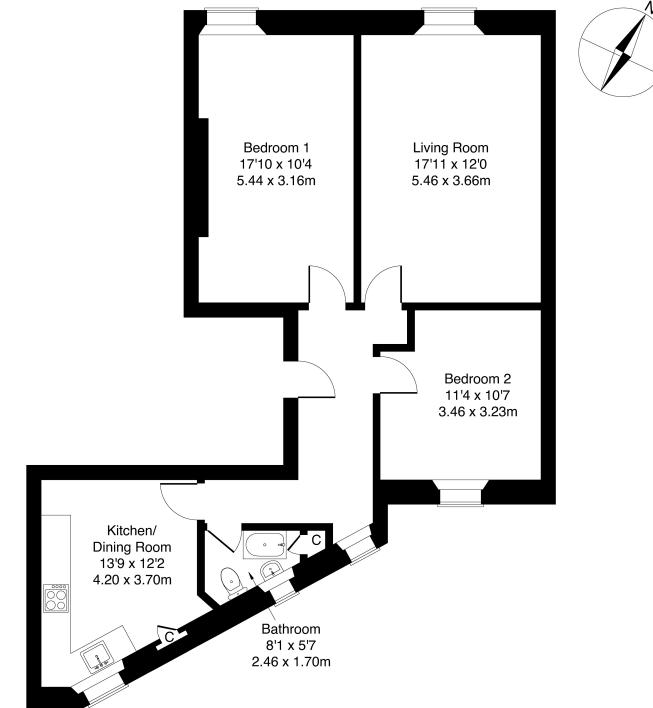
This period property includes tall ceilings, ornate cornice-work, and offers superb access to Edinburgh's Universities and city centre. In addition, there is modern gas central heating, a fitted kitchen with appliances, and sash and case windows.

There is a well-maintained and secluded shared rear garden, a secured entry system, and zoned parking on the surrounding streets.

A welcoming entrance hallway provides access to all rooms throughout the property, creating a practical and well-balanced layout. The generously proportioned living room is a bright and comfortable space, featuring carpeted flooring, attractive cornice detailing, a central light fitting and a large window that allows an abundance of natural light to fill the room. There is ample space for a range of lounge furniture, making it ideal for both relaxing and entertaining. Positioned to the rear of the property, the modern fitted kitchen dining room is finished with wood-effect flooring and complemented by a tiled splashback surround and wood-effect worktops. The kitchen is equipped with a sink and drainer, a built-in storage cupboard and a selection of appliances, including a fridge freezer, washing machine, integrated oven and a gas hob with canopy extractor above. The dining area comfortably accommodates a table and chairs, making it a practical and sociable space.

Set to the front, bedroom one is a well-sized double room offering carpeted flooring, ornate cornice work and a pleasant outlook, providing a calm and relaxing environment. The second bedroom is also carpeted and benefits from a tall ceiling, enhancing the sense of space. Completing the property is the three-piece fitted bathroom, finished with tiled-effect flooring and a stone-effect splashback surround, featuring a bath with a shower powered by a gas combi boiler.

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Approximate Gross Internal Area: (818 sq ft - 70 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Bruntsfield is a highly sought-after area that appeals to families, professionals, and students thanks to its excellent location near Edinburgh's city centre, with easy access to financial districts and several universities. Its lively streets are lined with popular bistros, cafés, bars, and independent shops, giving the area a vibrant, continental feel. The area lies within the catchment for Bruntsfield Primary School and Boroughmuir High School, both of which are well regarded. Additional shopping and amenities can be found in nearby Church Hill and Morningside, home to

one of the city's two Waitrose supermarkets, the Dominion multi-screen cinema, and the Church Hill Theatre. Residents enjoy ample green space at Bruntsfield Links and the Meadows, while peaceful walks along the Union Canal and leisure facilities at Fountain Park, including a cinema and gym, add to the appeal. Much of central Edinburgh is within walking distance, and frequent bus services run from Gilmore and Bruntsfield Place, ensuring strong public transport links.





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