



MACWOOD



4F1, 2 ST PETERS BUILDINGS
EDINBURGH

WHAT YOU NEED TO KNOW



1 1 2

Occupying the sought-after Bruntsfield location, this immaculate and light-filled one-bedroom apartment is ideal for a professional, investor, or first-time buyer.

Positioned on the fourth floor the front door opens into a welcoming hallway adorned with a crisp neutral décor. From here you move into a stunning east-facing living room. Bay windows overlooking Gilmore Place flood the space with light and enhance the elegant interior design of intricate cornicing, a ceiling rose, original wooden flooring and a cast iron fireplace set into a marble mantle. The bright west-facing dining kitchen showcases gloss under-base-lit wall and floor units in a pale blue and complementary grey. These sit alongside a white metro-tiled splashback and light grey stone worktops. Integrated appliances include a gas hob, extractor hood, and oven whilst a kitchen island seats four comfortably. An adjacent utility area provides further storage and worktop space. The double bedroom with an easterly outlook features plush grey carpeting and a focal cast iron fireplace. A box room accessed from the hall and living room, and a well-appointed bathroom completes the internal layout. Central heating throughout ensures it is a warm and cosy home all year round. Externally the property's well-kept shared rear garden adds to the appeal and there is on-street permit parking.



OUR EXPERT SAYS...

“Embrace elegance and convenience in this immaculate one-bedroom haven, where every corner whispers comfort and refinement.”

**- Ross MacDonald,
Director**

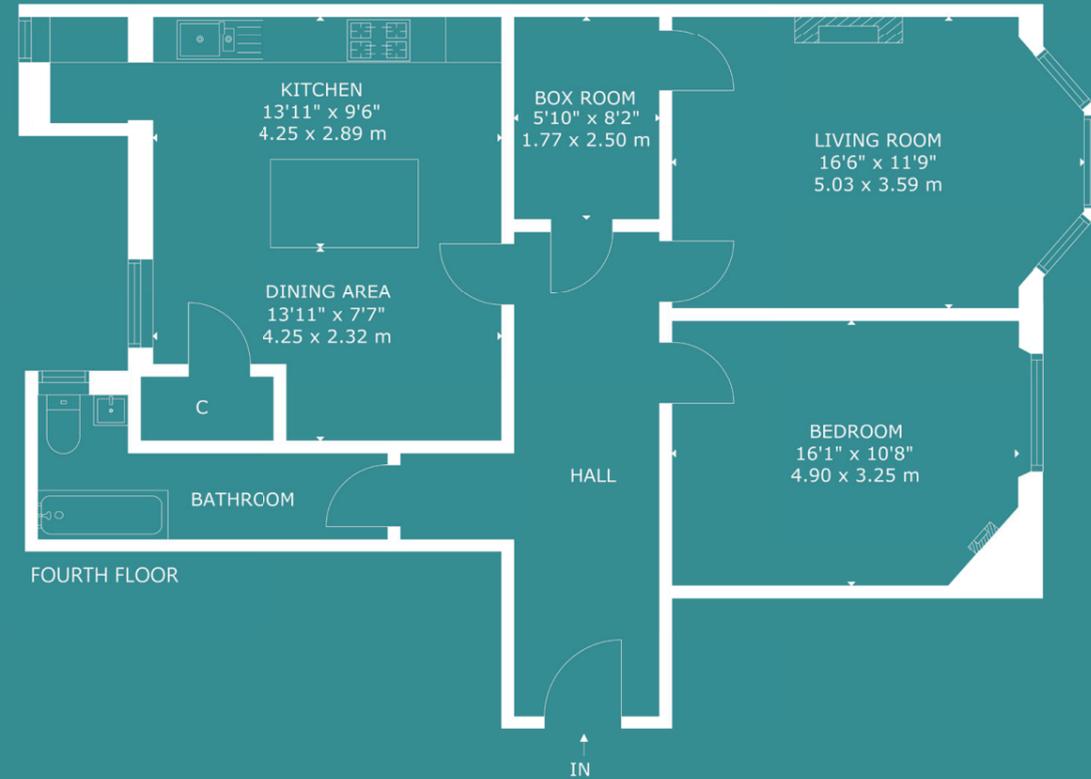


867 FT²





FLOORPLAN



LOCATION

One mile to the south of Edinburgh City Centre, Bruntsfield combines city living with a village-like atmosphere. Just a stone's throw from the property lies the scenic open green spaces of Bruntsfield Links and The Meadows with tennis courts, pitch and putt, children's play area, and sports pitches. Those looking for indoor pursuits have swift access to The Royal Commonwealth pool and gym, One Spa at The Sheraton, and Fitness Wellbeing Gym at Fountain Park. Fashionable restaurants, bars, artisan cafés, and delis are in abundance and include Chop House, Montpelier's, and Black Ivy. Discover an array of independent boutiques and gift shops from Rosie Brown Jewellery, and Nice Stuff to Ian Mellis Cheesemonger. For daily shopping needs, Sainsbury's Local and Margiotta are minutes away, and there is a Tesco Metro in Morningside. Supermarkets are within easy reach including Waitrose and Marks and Spencer Simply Food. It is well-positioned for The University of Edinburgh, Edinburgh College of Art, and Edinburgh Napier University. There is highly regarded private and local schooling across both primary and secondary levels. Edinburgh's City Centre and the Financial District are closeby as is Haymarket Train Station. The City Bypass connecting you to the main motorway networks and Edinburgh International Airport is a short drive.



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