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32/5, Forbes Road, Edinburgh, EH10 4ED

Tastefully Presented Two-Bedroom Flat with a Communal Garden

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Property Description

Two-bedroom second-floor flat in a stone-built tenement.
Prime Bruntsfield location, just south of the city centre.

The layout includes a hall, a living room, a dining kitchen, a box room, two bedrooms, and a bathroom. High ceilings, cornicing, bay window, and spacious rooms.

Light decor with modern flooring, kitchen, and bathroom.
Gas heating, double glazing, a fireplace, and wooden doors.
Secure entry, shared garden, and zoned street parking.

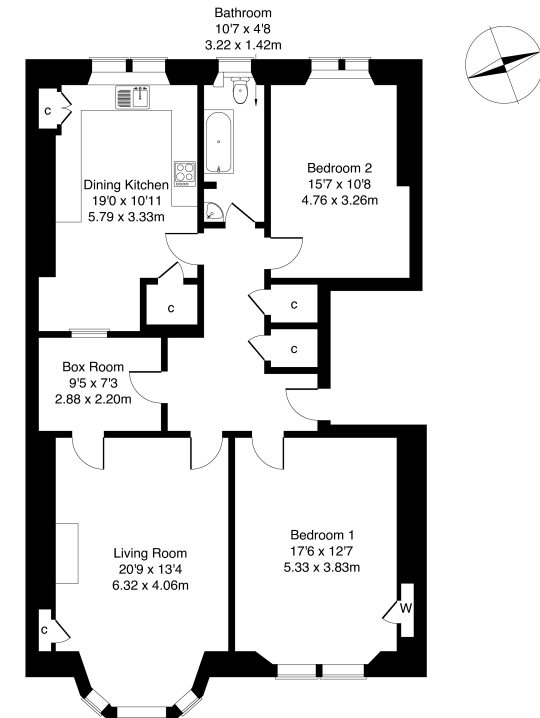
A welcoming entrance opens into the hallway, providing access to all rooms. The living/dining room features wood-effect flooring, a bay window, ornate cornice-work, and a charming fireplace, making it ideal for entertaining. Just off the living room is a box room for additional space. The modern kitchen is finished with wood-effect countertops, a tiled splashback, a sink with drainer, an integrated oven and a gas hob with canopy above, as well as a washing machine and fridge/freezer.

There's ample space for a dining set and a storage cupboard. Both double bedrooms boast wood-effect flooring and light décor, with bedroom one enhanced by ornate cornice-work and bedroom two benefiting from double windows, allowing natural light to fill the space. Completing the property is a fully tiled bathroom with paneling, a three-piece suite including a shower over the bath, and a ladder-style radiator.

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Approximate Gross Internal Area: (1152 sq ft - 107 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. Some of the best-regarded state and private schools, including Boroughmuir High, St Thomas of Aquinas, George Watson's College, and George Heriot's. Its lively streets are lined with popular bistros, cafés, bars, and independent shops, giving the area a vibrant, continental feel. 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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