



Bruntsfield Crescent, Edinburgh, **EH10**

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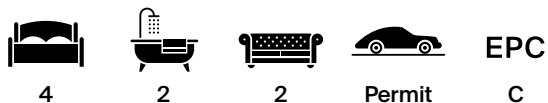
# An **exceptional** double upper apartment in a prime Bruntsfield location.

This is an outstanding family home in one of the best addresses on the south side of Edinburgh. The property combines fabulous entertaining spaces with four double bedrooms and stunning views across Bruntsfield Links and onto Edinburgh Castle.

The property retains a wealth of period features including a grand fireplace, ornate cornicing, large sash-and-case bay window, working shutters, and turned stair with fine banister and cupola above. Of particular note is the L-shaped drawing room, which has the typical grandeur of a Victorian property, and has double doors leading into the spacious kitchen/dining room. Both the drawing room and kitchen provide exceptional living and entertaining space and benefit from an abundance of natural light with the large floor to ceiling windows. Also located on the first floor is a WC.

To the rear of the property, on the second floor, is the principal bedroom with en suite shower room and built-in wardrobes, and another double bedroom, both of which have wonderful views of the Pentlands.

To the front of the property, there are two further double bedrooms, which have fantastic views of Edinburgh Castle and a family bathroom. There is also resident parking available.



4 2 2 Permit C

Offers Over	Tenure	Local Authority	Council Tax
£950,000	Freehold	The City of Edinburgh Council	Band G









This is a rare example of a very well-proportioned property where the layout flows well and every room works perfectly. The stunning interior design enhances these wonderful rooms and the views across The Links.

## Location

Bruntsfield Crescent is a sought-after residential cul-de-sac directly facing the wonderful open space of Bruntsfield Links. The property is located in the extremely popular Bruntsfield area of Edinburgh, which lies to the south of the city centre.

The area has a vibrant and prosperous community with handsome houses and a wide variety of shops, cafes, restaurants and theatres nearby. Within easy reach are several golf courses, tennis clubs and bowling greens. In addition there are plenty of walking opportunities in the Pentland Hills, Holyrood Park, Braid Hills, Blackford Hill, and the Hermitage of Braid.

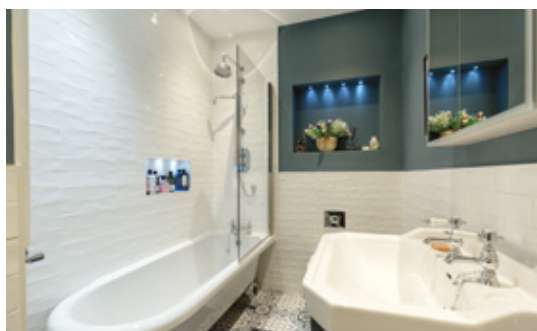
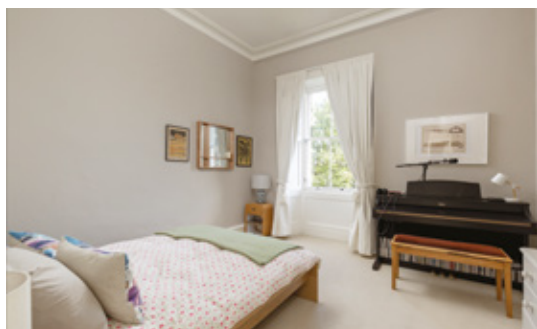
Edinburgh is renowned for its public and private sector schooling including George Watson's College, George Heriot's, Boroughmuir High School and Bruntsfield Primary School, all of which are within easy reach. The City Bypass is a short drive away offering direct access to the Forth Road Bridge, Edinburgh International Airport and most arterial routes.





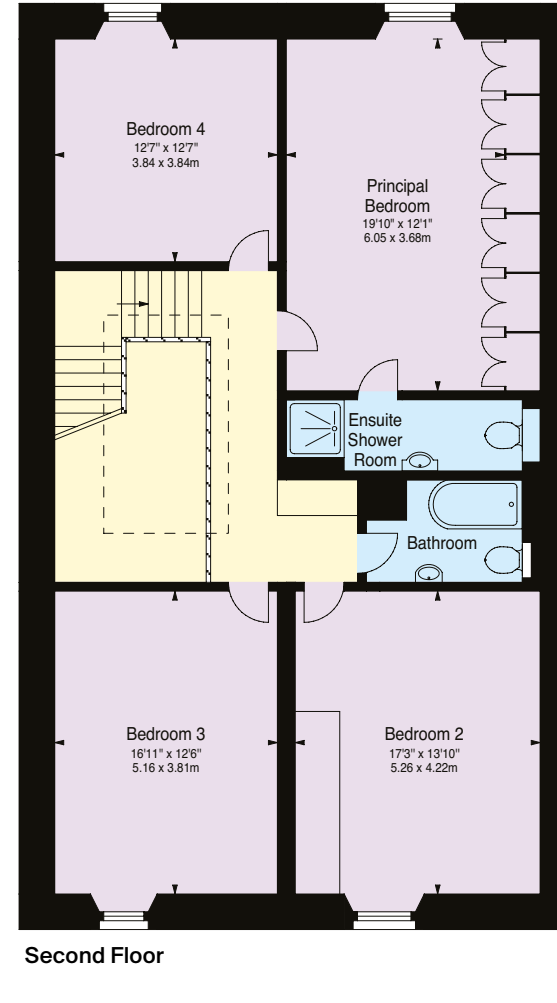
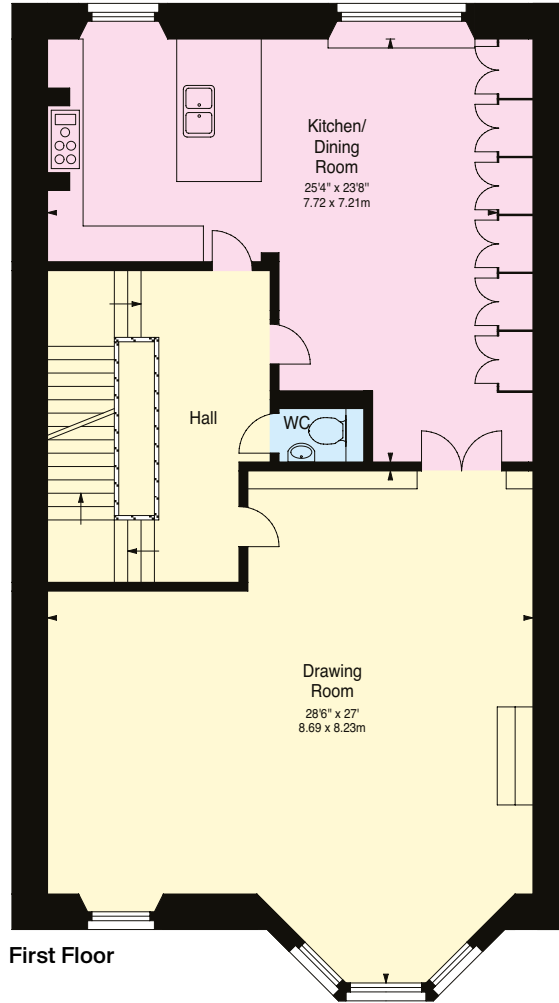
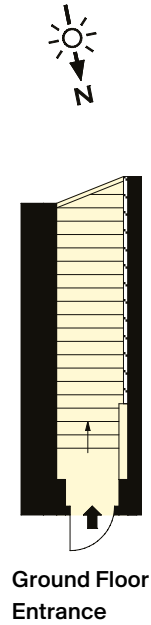
## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



**Approximate Gross Internal Floor Area**  
**2763 Sq Ft - 256.68 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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