

D.J.ALEXANDER



43 (3F2) Barclay Place
Edinburgh | EH10 4HW



Property Overview

- Hall
- Open plan sitting room/kitchen
- Three double bedrooms
- Shower room
- Gas central heating
- Secure entry phone
- Communal rear garden
- On street parking

Description

This spacious three bedroom third floor flat is ideally located in the highly desirable and prestigious Bruntsfield district of Edinburgh. The property retains many of its original traditional features and comprises: hall; open plan sitting room/kitchen with cornice and rose, the kitchen area has ample wall and base units, tiled splashback, integrated appliances and breakfast bar providing informal dining; three double bedrooms, one with original working shutters; and a naturally lit shower room completes the accommodation.

The property has the benefit of gas central heating, secure entry phone and access to communal rear garden which adds to the appeal of the property.



Extras: All fitted flooring, window coverings, integrated & non-integrated appliances are included in the sale. All other contents may be available by separate negotiation. No warranties or guarantees will be provided.



Location

With its open green spaces and proximity to the city centre, Bruntsfield is a much favoured and sought-after residential district of Edinburgh. There is a large choice of shops in both Bruntsfield and neighbouring Morningside including a Waitrose and an M&S Food Hall. They also provide between them a fantastic selection of cafes, wine bars and restaurants. The Meadows and Bruntsfield Links offer a huge recreational open space, tennis courts and a bowling green and the tow path of the Union Canal, the Water of Leith and Colinton Dell provide excellent walking. The Kings, Lyceum and Traverse Theatres and the Usher Hall are all situated nearby, as is Edinburgh University and Napier University. The City Bypass, Edinburgh International Airport and Central Scotland's motorway network are easily accessed.





Viewings

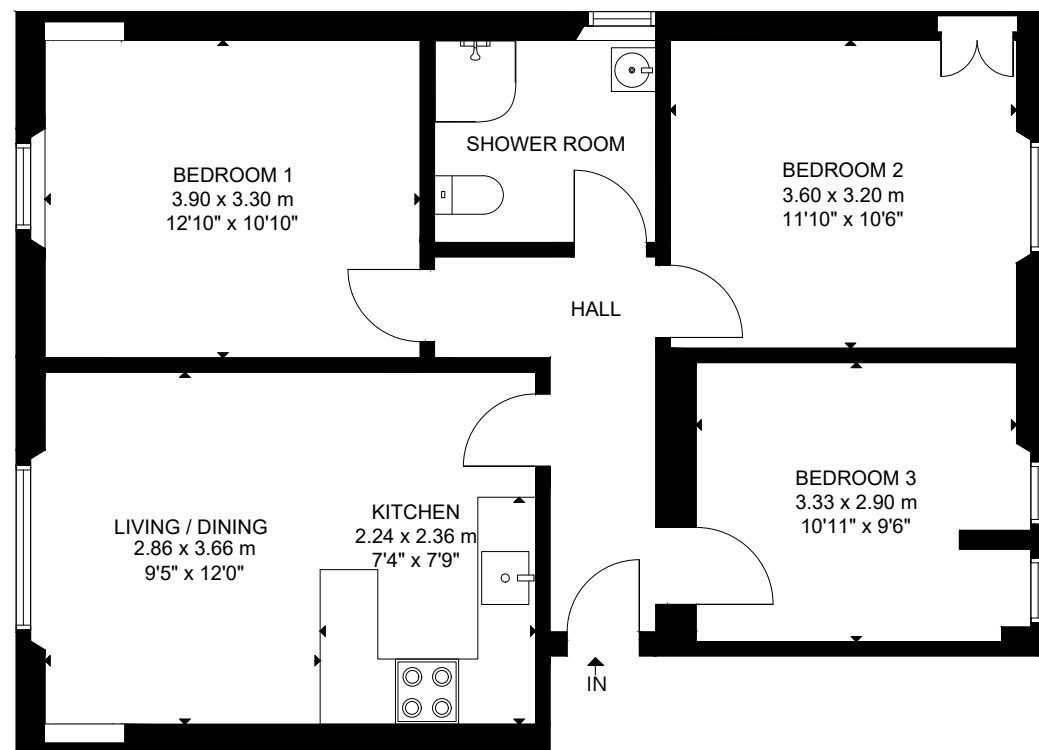
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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

43 (3F2) BARCLAY PLACE, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 741 SQ FT / 69 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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