Jardine Phillips
Solicitors • Estate Agents

BRUNTSFIELD

1/6 GLENGYLE TERRACE
EH3 9LL



4	1	2

EPC RATING: D

OFFERS OVER £600,000

PROPERTY DESCRIPTION

- Wide open hallway with boiler cupboard
- Dual aspect sitting room with amazing southerly views over Bruntsfield Links and the landmark Barclay Viewforth Church. Painted in period colour to highlight the beautiful fireplace, Edinburgh press & ornate cornicing
- Fully fitted kitchen with contemporary taupe-coloured units & appliances, and space for dining
- Principal twin windowed bedroom with feature fireplace & Edinburgh press, currently used as a second sitting room with an expansive rooftop vista to the west over Viewforth
- Two further double bedrooms, both with original fireplaces
- Fourth single bedroom which would equally make a great study
- Modern bathroom with stone tiling and bath with mains shower over, wall hung wc & vanity unit with ample fitted storage
- Gas central heating from condensing combi boiler located in hallway cupboard
- A wealth of period features including timber framed double glazed casement windows, working shutters, fireplaces, fitted cupboards, ornate cornicing & panelled doors
- Secluded communal rear garden accessed via Leven Street
- Residents' permit parking





VIEWING

By Appt pls call

Jardine Phillips

0131 4466850











IMPRESSIVE FOUR BED THIRD FLOOR CORNER FLAT OVERLOOKING BRUNTSFIELD LINKS

This beautifully updated & upgraded property would make a superb home for professionals or a family, being in the catchment for excellent schools. The spacious, flexible accommodation comprises a stunning dual aspect living room, contemporary kitchen/diner, principal bedroom (currently used as second sitting room), two further double and one single bedrooms and modern bathroom. There is also access to secluded communal rear gardens. Located in the heart of Bruntsfield with its wide array of retail & leisure facilities, excellent transport links into the city centre and access to wide open spaces, this would make a wonderful home.

AREA

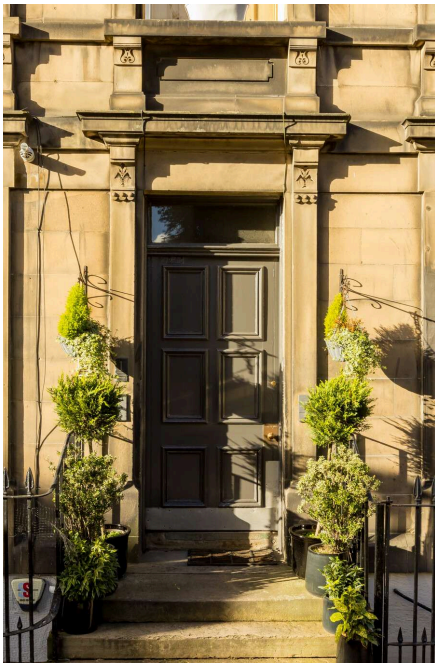
Bruntsfield is a very prestigious area in the south of the city, walking distance to the city centre and nearby Morningside. There are an excellent range of supermarkets, independent retailers, speciality food stores, coffee shops, bars & restaurants in the area. Local schooling is well-renowned and the property is in the catchment for Tollcross & St Peter's RC Primary Schools and James Gillespie & St Thomas of Aquin's RC High Schools, and is walking distance to George Watson's. There are superb amenities within a short walk, including a library, the very popular independent Dominion Cinema and Church Hill & King's Theatres, together with a good range of gyms/leisure facilities & golf courses a short drive away. The flat is also ideally placed for many walks and wide open spaces including Bruntsfield Links & the Meadows. It is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, dishwasher, integrated fridge freezer, washing machine and tumble dryer are included in the sale.

HOME REPORT VALUATION

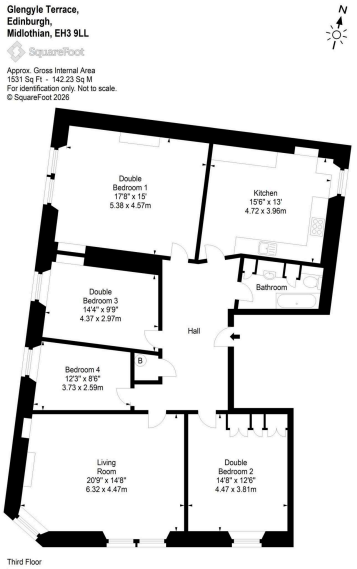
£650,000



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Living room	20'9 x 14'8 (6.32 x 4.47m)
Kitchen/diner	15'6 x 13' (4.72 x 3.96m)
Bedroom 1/sitting room	17'8 x 15' (5.38 x 4.57m)
Bedroom 2	14'8 x 12'6 (4.47 x 3.81m)
Bedroom 3	14'4 x 9'9 (4.37 x 2.97m)
Bedroom 4	12'3 x 8'6 (3.73 x 2.59m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.