



## 2/1 Admiral Terrace

Bruntsfield, EH10 4JH

- Sitting room
- Kitchen / dining room
- Double bedroom
- Boxroom
- Bathroom
- Private garden
- Excellent storage
- Sought after location
- Gas central heating
- Permit parking

**A delightful 1 bedroom basement flat with private rear garden**

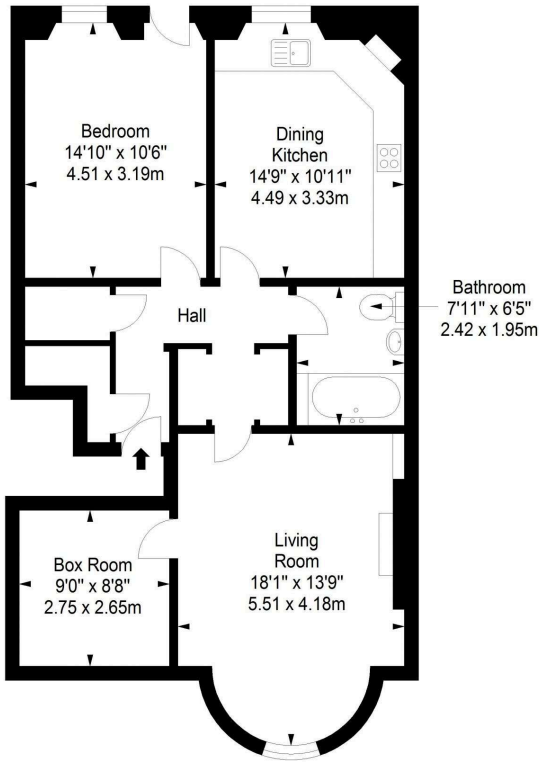
### Description

Situated in the desirable residential area of Bruntsfield, just to the south of Edinburgh's city centre, 2/1 Admiral Terrace is a delightful 1 bedroom garden level flat with access to a well maintained private rear garden. The accommodation well-presented and generously proportioned throughout.

### Location

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops.

Lower Ground Floor  
Approx. 73.9 sq. metres (795.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 sq. feet)



For larger shopping requirements, there is a Tesco Metro at Holy Corner and an M&S Food Hall and Waitrose Supermarket on Morningside Road. The property is also well situated for Edinburgh University, Napier University. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh city centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for in the private and state sectors.

## Fixtures and Fittings

All fitted floor coverings, blinds and light fittings are included in the sale price as are the kitchen appliances (hob, oven, fridge/freezer and dishwasher).

## EPC Rating C

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.