



This impressive ground floor flat forms part of a converted semi detached Victorian villa, situated in a desirable residential area on the South side of the City.

The spacious, well presented accommodation comprises, briefly: Hall, Sittingroom with Bay Window, Dining Kitchen, Double Bedroom and Bathroom.

There is also an exclusive area of garden to the front.

**SOUTH NEWINGTON
15/1 BRIGHT'S CRESCENT, EDINBURGH**



**URQUHARTS
PROPERTY**

LOCATION

Bright's Crescent enjoys a quiet location in one of the City's prime residential areas, lying approximately 2.5 miles south of the City Centre. The immediate neighbourhood is exclusively residential, but there is an excellent range of amenities within easy reach including a wide choice of small independent shops. Cameron Toll shopping centre is also nearby and offers a Sainsburys supermarket and a number of High Street stores. The flat is conveniently situated for a number of leisure and entertainment facilities including a variety of cafes and restaurants, the Queen's Hall and Festival Theatre, the Commonwealth Pool, Holyrood Park, The Meadows and Blackford Hill. Edinburgh University's Kings Buildings, the Royal Dick School of Veterinary Studies, and the Edinburgh College of Art are also nearby. An excellent bus service operates in the area providing public transport to and from the City Centre and other parts of the city.

DESCRIPTION

15/1 Bright's Crescent is a bright, well presented flat offering spacious accommodation with original features including ornate cornicing and working window shutters. The reception hall is entered from a small vestibule and provides access to all apartments. There are also two large cupboards providing excellent storage space. The sitting room features a bay window with working shutters, decorative cornice and ceiling rose, part glazed Edinburgh press and fire-place comprising a wooden mantelpiece, marble hearth and inset and living flame gas fire. The dining kitchen has a south facing window with working shutters and open outlook over rear gardens making this a particularly light room. The kitchen is well fitted with a range of floor and wall mounted units providing plenty of storage space and a larger than average stainless steel sink unit. The double bedroom is also situated to the rear with a south facing window, again with working shutters, decorative cornice and ceiling rose, Edinburgh press and spacious fitted wardrobes. The bathroom has two windows to the east and is fitted with a three piece suite comprising bath with shower over and separate shower attachment, wash hand basin, and wc. There is an easily maintained area of garden to the front.



SERVICES

Mains gas, electricity, water and drainage. Gas central heating with the boiler located in the dining kitchen. A hatch in the bathroom ceiling provides access to the cold water tank and the hot water tank is located in one of the hall cupboards. The electricity meter and fuse box are located in a small cupboard in the hall and the gas meter is outside.

INCLUDED IN THE PRICE

The fitted carpets, curtains and light fittings. The range in the dining kitchen and white goods may be available by separate negotiation.

COUNCIL TAX

Band E

VIEWING

Sunday 2-4pm or by appointment

PRICE

Offers around £280,000

HOME REPORT

The Home Report for this property is available free of charge from A & W M Urquhart by calling 0131 556 2896 or e-mailing enquiries@urquharts.co.uk

NOTES

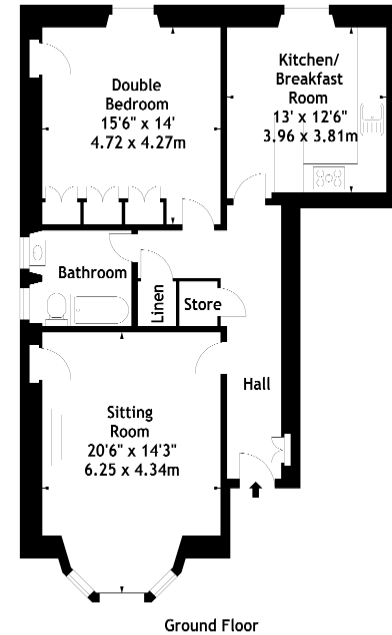
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Brights Crescent, EH9 2DB
Approx. Gross Internal Area
892 Sq Ft - 82.87 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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URQUHARTS PROPERTY

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