

# 2F2, 41 Bruntsfield Gardens

EDINBURGH, EH10 4DY



*SPACIOUS FOUR BEDROOM FLAT IN EDINBURGH'S  
SOUGHT-AFTER AREA OF BRUNTSFIELD*



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McEwan Fraser Legal is delighted to present this generously proportioned four-bedroom flat in Edinburgh's sought-after area of Bruntsfield.

Inside, the property comprises of a spacious living area with wooden flooring, a bay window flooding the room with natural light and offers various possibilities for furniture arrangements.











There is a fully equipped kitchen which is spacious and fitted with a gas hob, fan oven, freestanding white goods as well as a generous dining space, scullery for storage and a gas combi boiler.





The flat has four bedrooms of which range in size. There are three double bedrooms and one single bedroom.







**Bedroom 2**







**Bedroom 3**





**Bedroom 4**







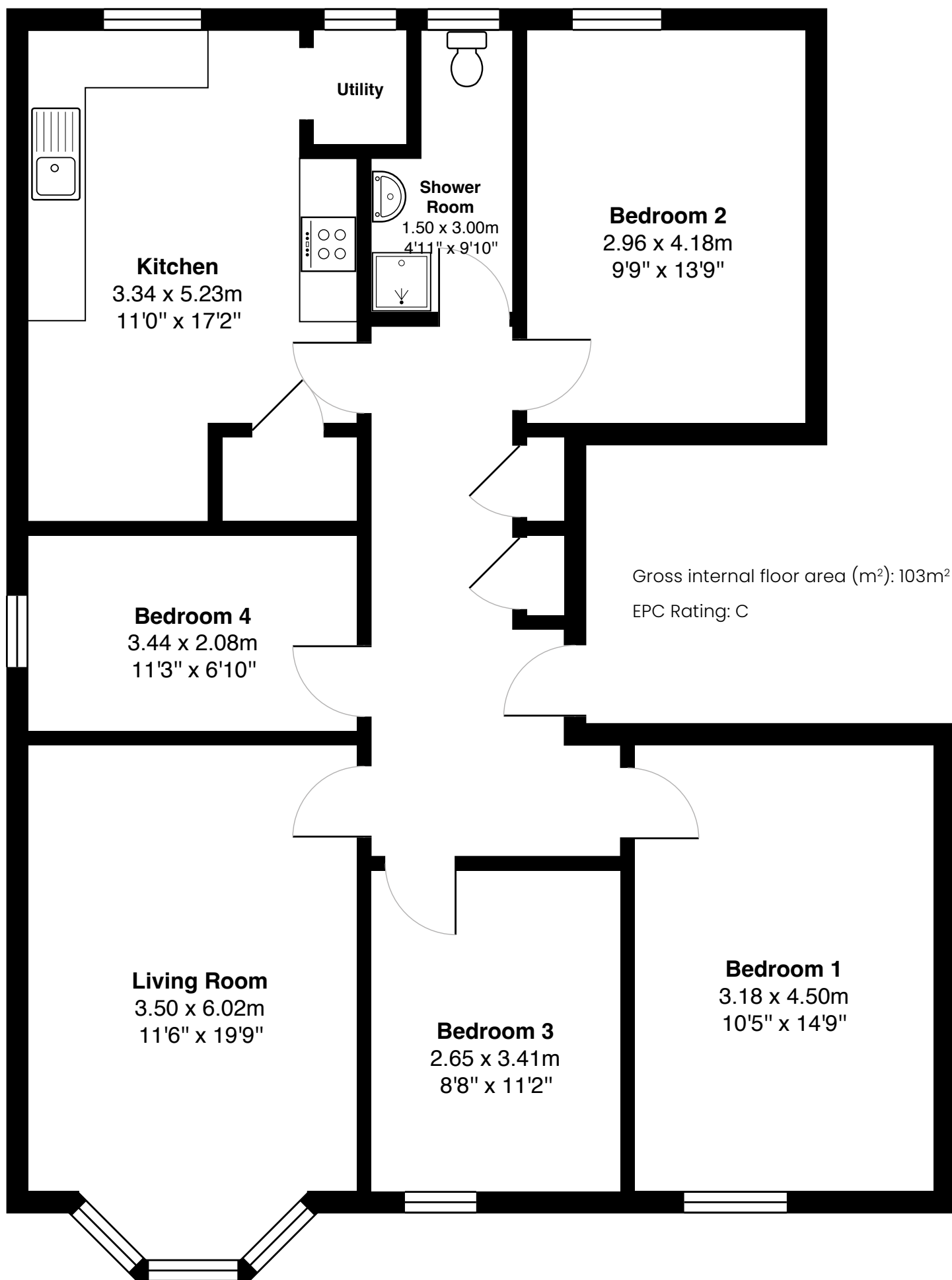
There is a three-piece shower room within the property of which is fitted with a modern suite.















In addition to this, the property includes a communal rear garden, on-street permit parking and modern gas central heating, making for a cosy property, year-round.







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Nestled on the south side of Edinburgh's city centre, Bruntsfield is one of the capital's most desirable residential areas, offering a perfect blend of urban charm and green space. Known for its village-like atmosphere, excellent local amenities, and close proximity to the city centre, Bruntsfield appeals to professionals, families, and students alike.

One of Bruntsfield's most distinctive features is its direct access to Bruntsfield Links and The Meadows, expansive green spaces ideal for jogging, picnics, sports, or leisurely walks. These parks form a natural boundary between Bruntsfield and the Old Town, creating a tranquil yet central environment.

Bruntsfield's high street is a vibrant stretch lined with artisan coffee shops, boutique stores, and independent eateries. Highlights include popular cafés such as Artisan Roast, Honeycomb & Co, and Project Coffee, as well as acclaimed bakeries and delis. The area is also home to charming bookstores, florists, and specialist retailers, adding to its unique, upmarket feel.

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## The Location





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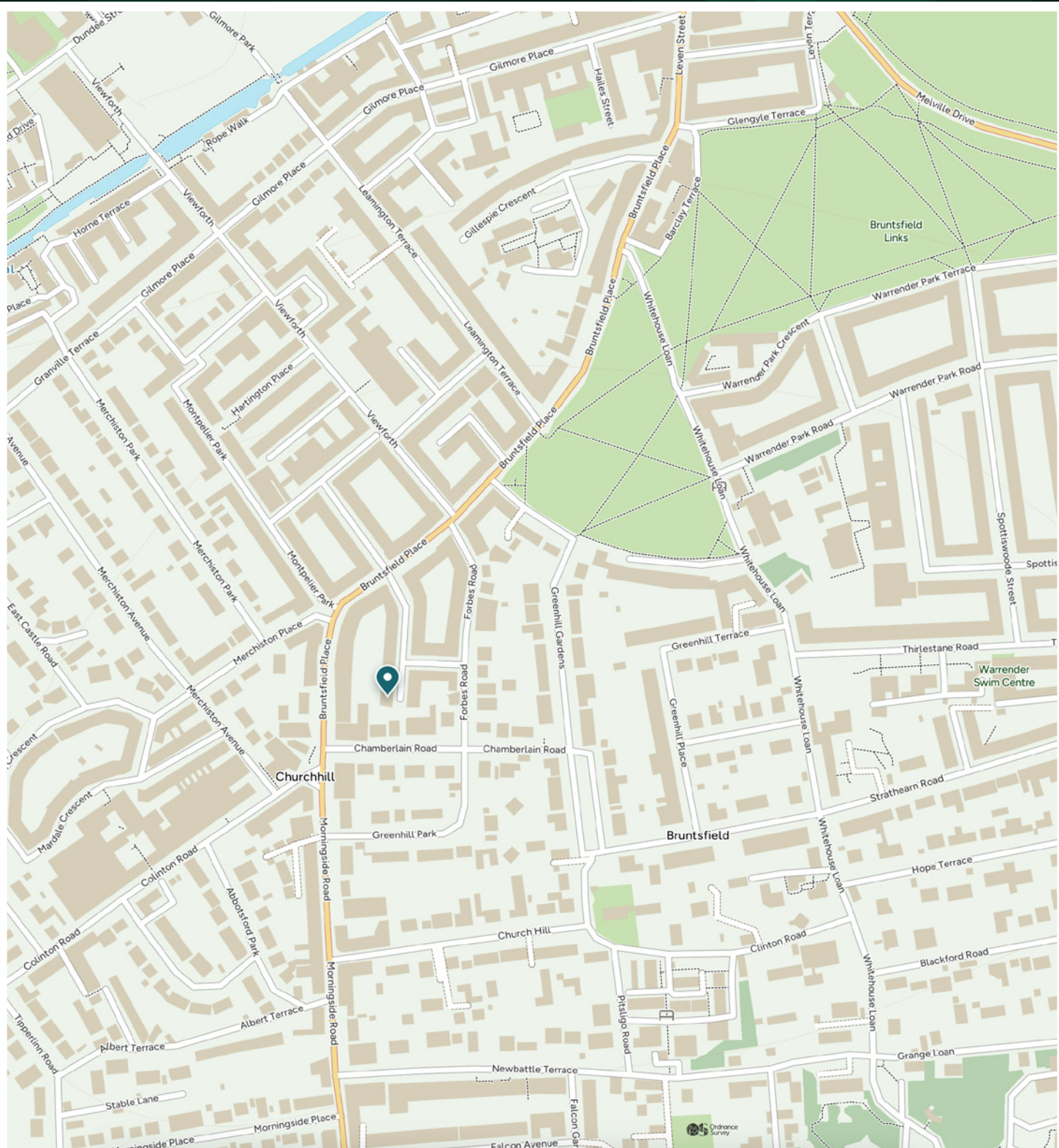
Residents enjoy convenient access to a range of local supermarkets, including Tesco Express, Sainsbury's Local, and a larger Waitrose just a short distance away. There are also numerous convenience stores and independent grocers catering to everyday needs. Bruntsfield is well-served by excellent schools, including the highly regarded Bruntsfield Primary School, James Gillespie's High School, and several nearby private institutions such as George Watson's College and George Heriot's School. Its proximity to Edinburgh University and other further education institutions also makes it ideal for academic professionals and students.

Getting around is simple, with regular bus services connecting Bruntsfield to Princes Street, Waverley Station, and other central destinations in under 15 minutes. Cyclists benefit from dedicated bike paths through the Meadows, and pedestrians enjoy a scenic and direct walk to the heart of the city. Bruntsfield offers the perfect balance of relaxed, leafy living with all the perks of city life. With its elegant tenement buildings, strong community feel, and proximity to Edinburgh's cultural and commercial heart, it's easy to see why properties here are always in high demand.

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## The Location





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