

**10/9 Leven Street
Edinburgh EH3 9LG**

Offers Over £330,000

- Large living room featuring ornate cornice and decorative fireplace
- Large kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included.
- Two double bedrooms featuring decorative fireplaces
- Bathroom fitted with two-piece suite
- W.C
- Double glazed sash in case windows
- Communal garden
- On-street parking

Council Tax Band: D
Tenure: Freehold
Shared Ownership: No



Top Floor Flat

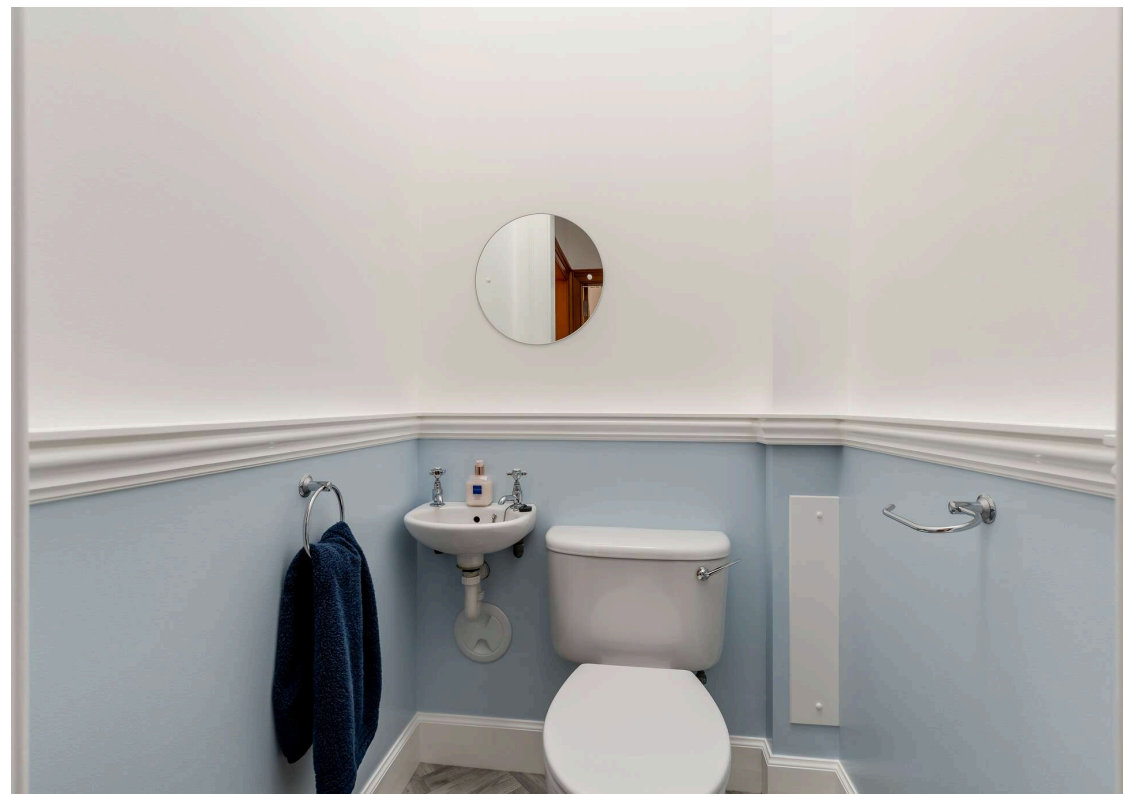
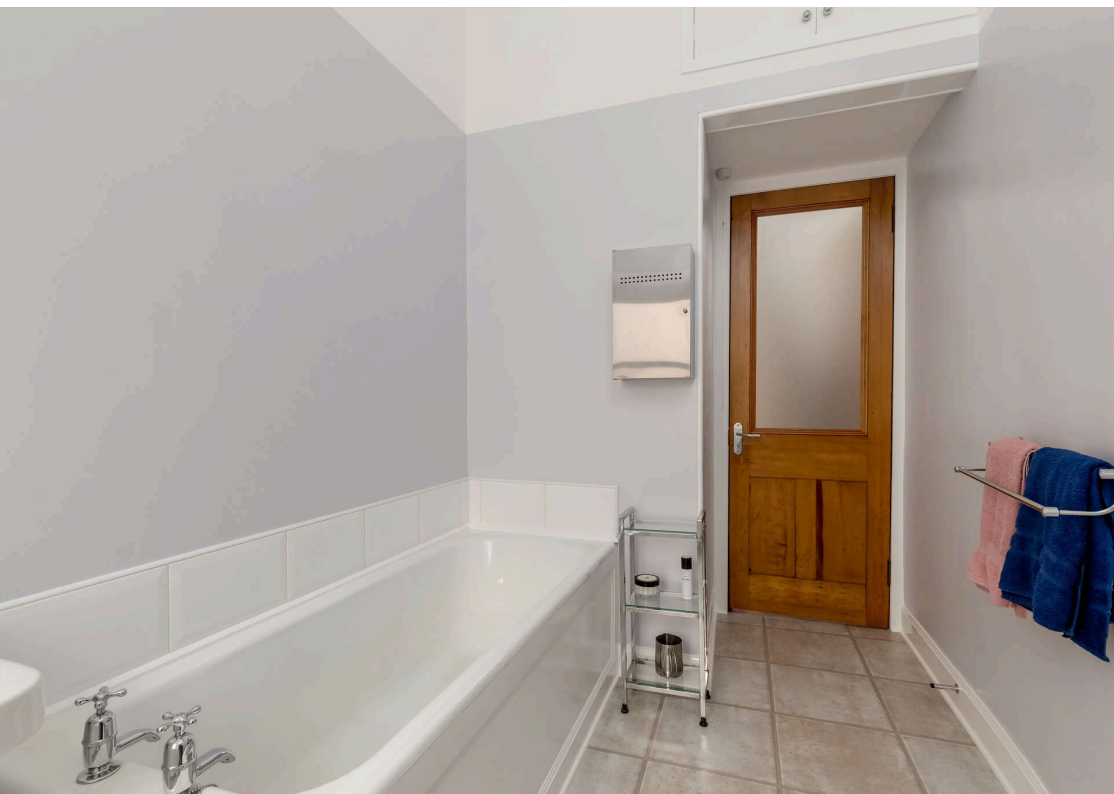
This superb and spacious top-floor flat is sure to appeal to many, offering two generous double bedrooms and a quiet setting whilst being conveniently located close to a fantastic range of amenities.

The accommodation comprises a stunning south-facing living room, filled with natural light and featuring ornate cornicing and a gas fireplace—perfect for relaxing with friends and family. The large kitchen/diner is fitted with a range of floor and wall-mounted units, a gas hob, and an electric oven, with white goods, kitchen table and chairs included in the sale. Both double bedrooms are generously sized and feature decorative fireplaces, with one also benefiting from working shutters. The bathroom is fitted with a two-piece suite and there is a separate W.C. Further benefits include new double glazing throughout, access to a small communal garden area, and readily available on-street permit parking.

Bruntsfield is a highly sought-after suburb located just a mile south of Edinburgh's vibrant city centre. Renowned for its charm and character, Bruntsfield—together with its neighbouring area, Morningside—offers an exceptional range of amenities including an eclectic mix of stylish bars, acclaimed restaurants, banks, independent boutiques, and everyday convenience stores. For more extensive shopping, a Waitrose and an M&S Food Hall are conveniently located in nearby Morningside. The area is rich in green spaces, including Bruntsfield Links, with its popular pitch and putt course, and the expansive Meadows nearby, offering tennis courts, open parkland, and a large children's play area. Bruntsfield combines the best of city living with a relaxed neighbourhood feel. The city centre is easily accessible on foot, and there is an excellent network of bus services while the nearby bypass links to the A1/A68, South Gyle, Edinburgh Airport, and the M8/M9/M90 motorway network for those commuting.

Viewing by appointment on 0131 337 1800

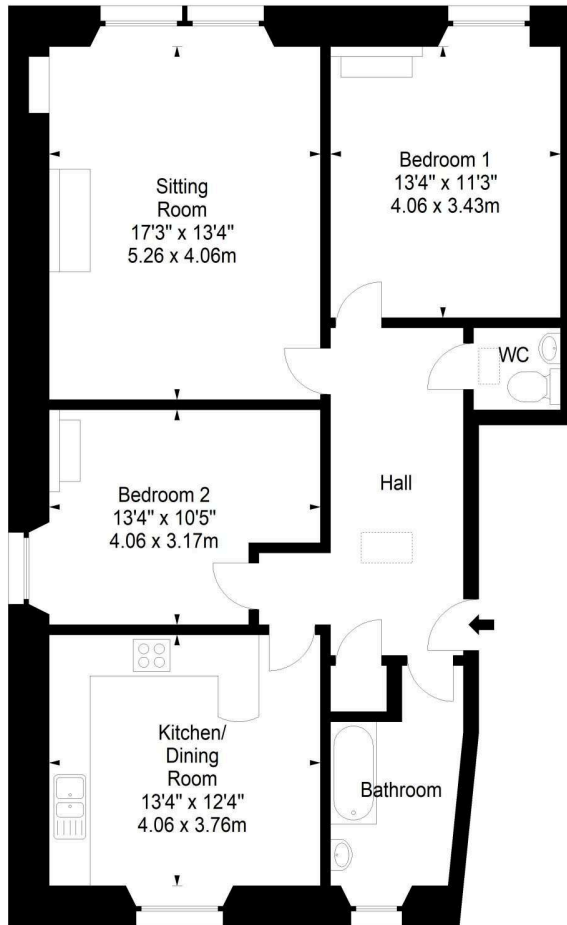




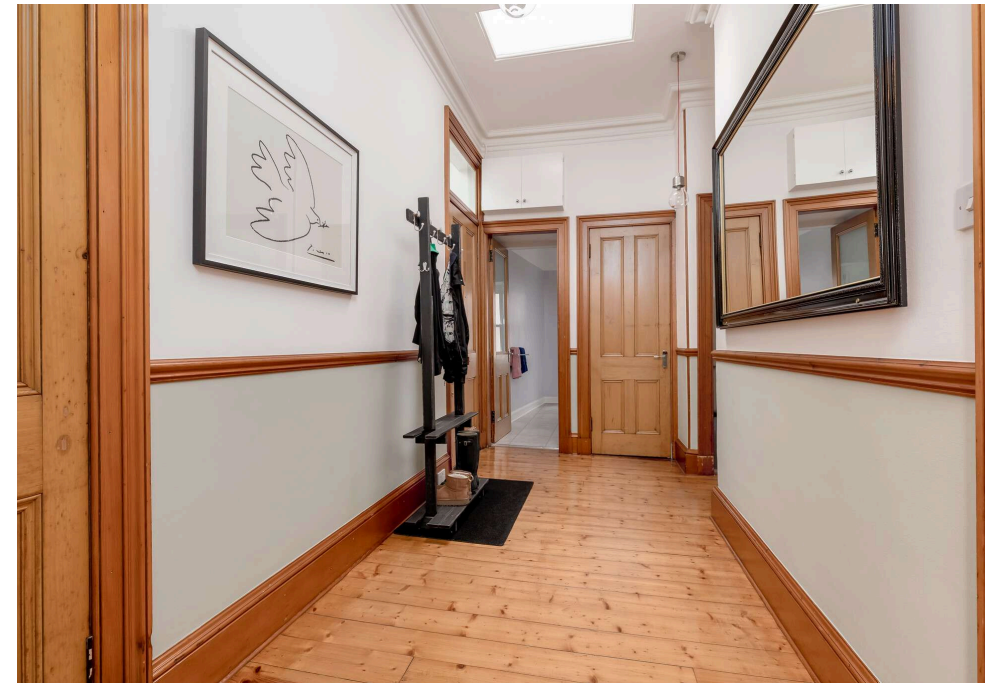
Leven Street,
Edinburgh,
Midlothian, EH3 9LG



Approx. Gross Internal Area
939 Sq Ft - 87.23 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



rightmove

OnTheMarket

BlairCadell
solicitors + estate agents