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Offers Over
£180,000

8/7 Horne Terrace

Bruntsfield | Edinburgh | EH11 1JL

Well-proportioned one-bedroom first floor flat quietly positioned within the fashionable Bruntsfield area of the capital, enjoying superb views over the Union Canal. Ideally located close to an excellent range of amenities, independent shops, cafés and restaurants, together with convenient transport links, the property offers comfortable accommodation and will appeal to a variety of purchasers including first-time buyers, young professionals and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

A welcoming hallway provides access to the accommodation and features a useful pulley drying rack. The bright and airy lounge/diner enjoys a lovely outlook over the Union Canal and benefits from a traditional Edinburgh press cupboard, creating a comfortable and characterful principal living space. The kitchen is fitted with a range of integrated and freestanding white goods and benefits from a matching panelled splashback and worktops. The room enjoys a similar pleasant outlook towards the canal. The good-sized double bedroom has a front-facing aspect and features a useful press cupboard, with ample space for a range of freestanding furniture. The shower room is fitted with a single shower cubicle and benefits from tiled flooring and a partially panelled shower surround. A separate two-piece WC is finished with tiled flooring.

Further benefits include gas central heating, double glazing and secure door entry.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, the property benefits from access to a shared rear garden, while on-street permit and metered parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated integrated gas hob, and oven, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

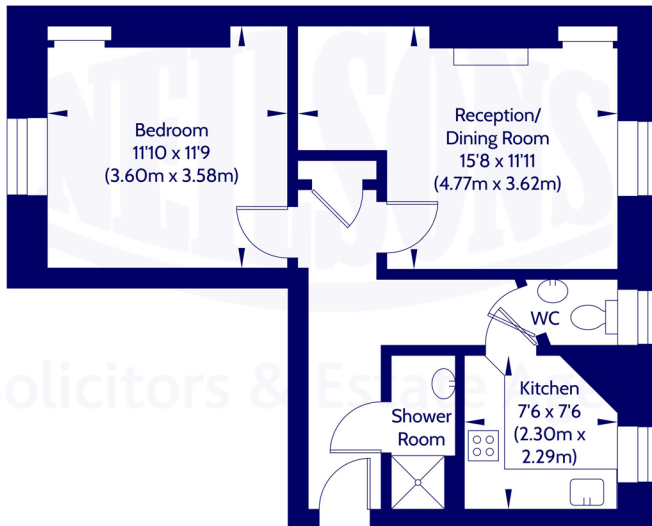
Bruntsfield is a vibrant and cosmopolitan area of the city, offering an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside, Tollcross and Fountainbridge. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach, together with lovely walks along the Union Canal towards Harrison Park. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.





Approx. Gross Internal Floor Area 47 Sq M / 509 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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