



14/2 Brunton Place, Edinburgh, EH7 5EJ

With a wealth of traditional features and bright rooms, 14/2 Brunton Place is a most impressive 1st floor flat. Located in the sought after Hillside district of Edinburgh, the property forms part of a B Listed building and has gas central heating and sash and case windows. The accommodation comprises L-shaped entrance hallway with storage cupboard and a boxroom which is suitable for a variety of uses. The lovely lounge has corner set bay window overlooking London Road, ceiling cornicing, storage cupboard and original fireplace. The large kitchen/diner has window overlooking Brunton Terrace, two storage cupboards, ceiling clothes airer, original kitchen stove and is fitted with a range of base and wall units with oven and hob. There are two bedrooms, both with windows overlooking London Road and original fireplaces. Completing the accommodation is the bathroom with window fitted with a three piece white suite with shower over the bath. Externally, there is a shared rear garden which is mainly laid to lawn. Early internal viewing of this striking home is essential to fully appreciate the well-proportioned accommodation offered in this fantastic location.

AreaDescription

The popular Hillside area of Edinburgh offers a superb range of local shopping options, small independent bakeries, coffee shops and is within walking distance of Leith Walk, Elm Row, and Princes Street. The Omni Centre features a multi-screen cinema, restaurants, bars and a health club. Holyrood Park, Calton Hill and Meadowbank Sports Centre are all located close by. The Edinburgh St James Quarter, a large development of shops, restaurants, hotels and cinema is nearby. The city bypass and motorway network are also within easy reach. The area boasts excellent public transport links including vast bus services and the Edinburgh Tram line which links the area to Newhaven and the Airport via the city centre.





Accommodation

Lounge:	4.47m x 3.6m (14'8" x 11'10")
Kitchen/Diner:	3.05m x 6.25m (10' x 20'6")
Bedroom 1:	4.47m x 3.18m (14'8" x 10'5")
Bedroom 2:	4.47m x 2.46m (14'8" x 8'1")
Bathroom:	1.45m x 2.72m (4'9" x 8'11")
Boxroom:	2.62m x 2.06m (8'7" x 6'9")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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