

3 (2F1) Brunton Terrace,

HILLSIDE | EDINBURGH | EH7 5EH

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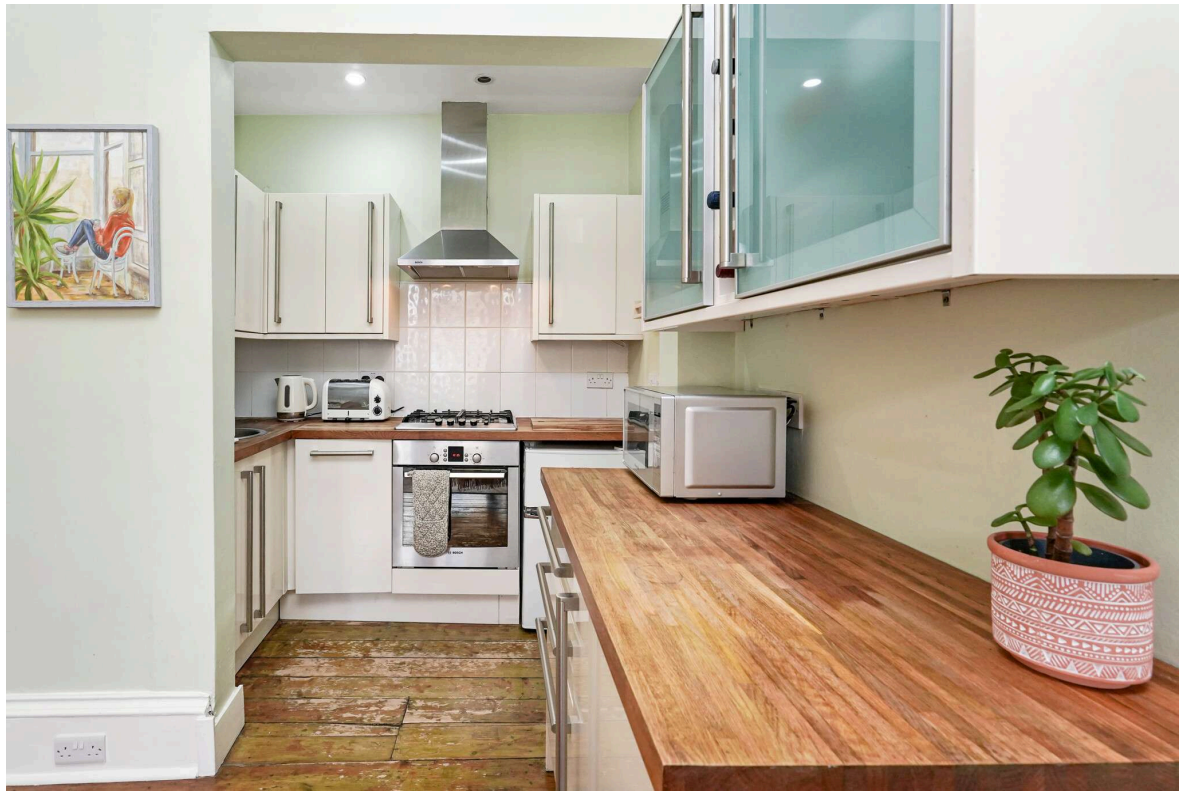
HILLSIDE | EDINBURGH | EH7 5EH

Set in the heart of Hillside moments from the city centre, new St James Quarter, tram stop and Calton Hill is this spacious second floor apartment. Boasting ornate period features, gas central heating, a well-kept communal garden and ample permit parking this property would make an ideal home in a highly sought-after location. The accommodation comprises a welcoming entrance hallway with storage cupboard, bright open plan kitchen/living room with detailed cornicing, a contemporary dining kitchen with attractive units and currently comprises a wood burning stove and fireplace, dining area, gas hob, oven, fan, fridge/freezer and dishwasher. The property also has new double glazed wooden sash and case windows through out and a new roof. There are two well-proportioned bedrooms both with built in storage and the master benefitting from an shower room (which is currently not in use) and completing the accommodation is the bathroom with shower over the bath and a heated towel rail.

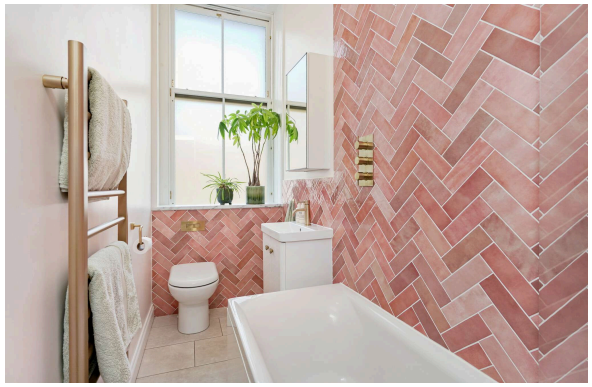
- Traditional second floor tenement apartment
- Close to excellent amenities and transport links
- Ornate period features
- Welcoming hallway
- Bright kitchen/living room
- Fully fitted kitchen
- Two well-proportioned bedrooms, one with an shower room (currently not in use)
- Stylish bathroom with underfloor heating
- Shared garden and permit parking

Council tax C. Energy Rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







All fixtures, fittings, integrated kitchen appliances, blinds, light fittings, fridge freezer & wardrobe in bedroom 2 will be included in the sale. The curtains will not be included.

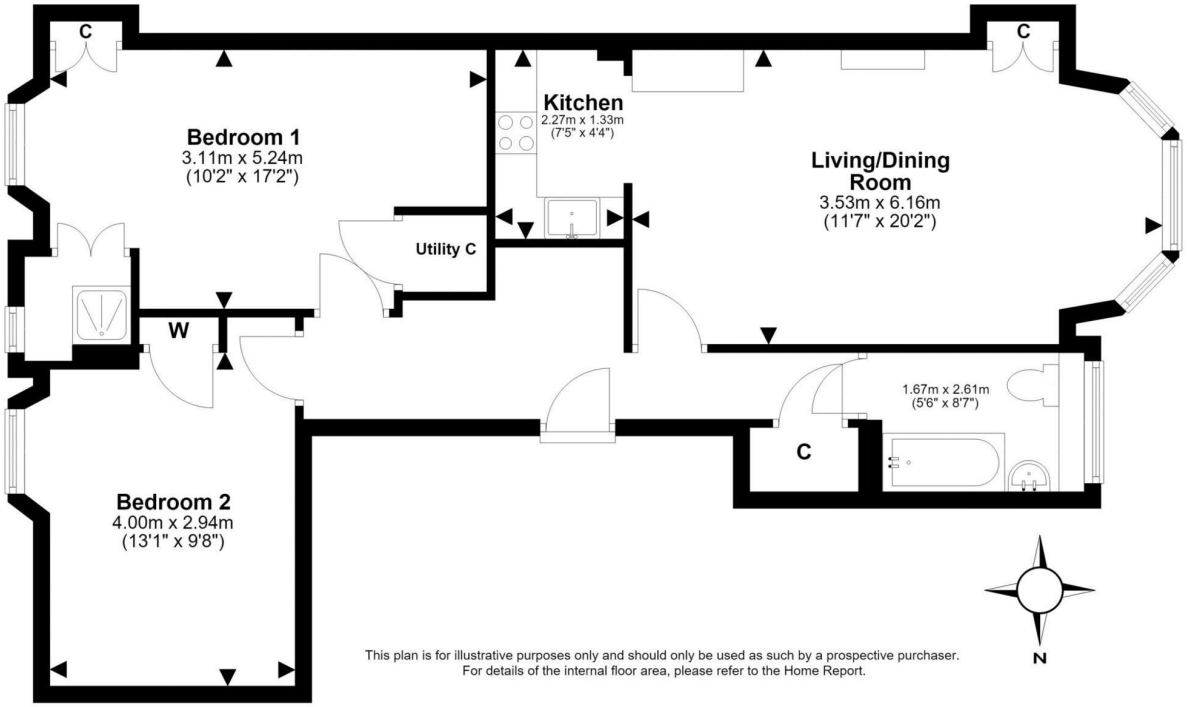
The subjects are located in the highly regarded Hillside area of Edinburgh which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Leith Walk, Easter Road and Princes Street including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops, restaurants and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants in addition to the Ocean Terminal shopping and leisure complex. The flat is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas, including the new tram extension linking the Airport to Newhaven via nearby Leith Walk. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also within easy reach.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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