

# 128 (2F3) Brunton Gardens, Montgomery Street Hillside, Edinburgh, EH7 5ET

OFFERS OVER £310,000



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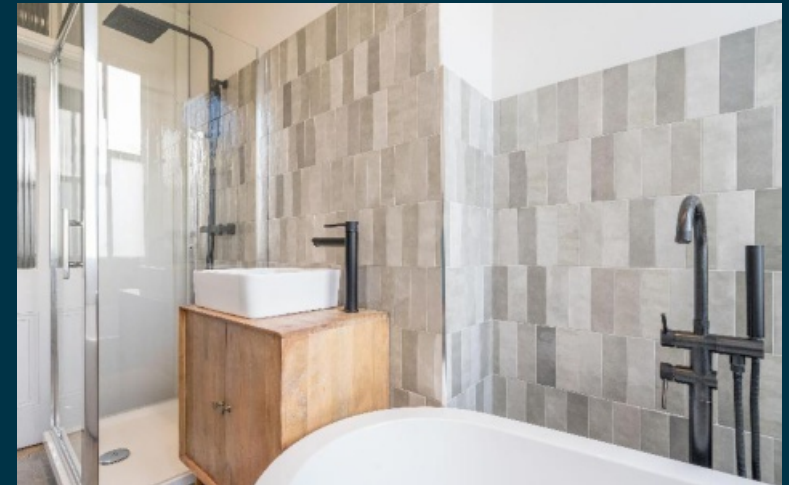




- Period 2nd floor flat with improved layout and elegant features in very popular Hillside district
- Overlooking park and south-facing to rear
- Sitting room and open plan fitted kitchen
- 2 double bedrooms and stunning bathroom/shower
- True 'move in' condition and attractive flooring
- Gas central heating
- Entry system and sunny communal garden
- Zoned/pay meter parking and close to bus routes
- EPC C

### Description

This charming 2nd floor flat has been modernised in recent years and its spacious layout cleverly modified (70 sqm). It is part of a traditional solid stone tenement and retains a wealth of Victorian features including intricate cornicing, sash-and-casement windows and original fireplaces. The superb bay-windowed public room enjoying a view of the park is now partly open-plan to the very stylish fitted kitchen (complete with integrated appliances). Its master bedroom benefits from fitted wardrobes and the second bedroom is also a generous double. Larger than average and south-facing, the impressive L-shaped bathroom features a superior double ended free-standing bath, vanity basin, wide shower cabinet and W.C.





### Central Heating and Double Glazing

The property benefits from gas central heating.

### Garden and Parking

There is a shared garden and zoned on-street plus metered parking for residents.

### Location

Part of Montgomery Street, peaceful Brunton Gardens is within the popular Hillside district near Leith Walk. It is quite literally a leisurely stroll away from the Omni Centre, New St James Centre, Playhouse Theatre and Princes Street. Excellent bus/tram services operate and Waverley Rail Station is only half a mile away. There are many neighbourhood shops and ample recreational pursuits including delightful walks on Calton Hill.

### Extras

The sale price includes all fitted carpets, oven, hob, hood, integrated washing machine, fridge/freezer and bedroom wardrobe.

### Council Tax and Energy Performance Certificate

The property is in Council Tax band C and has a C rated EPC certificate.

### Mortgage Valuation

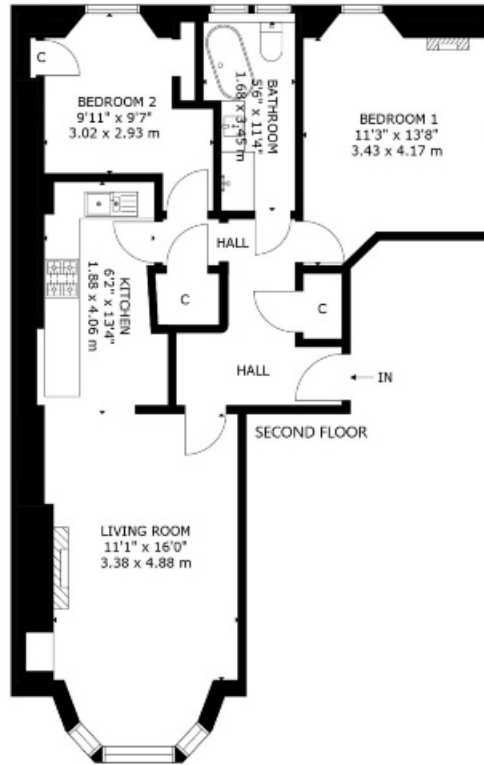
It has been valued by Chartered Surveyors at £325,000 and the link to the Home Report is available via the ESPC web site.

### Viewing

Viewing is by appointment - telephone Agent 0131 229 3399 (0759 5820611 out with office hours).







128 2F3 BRUNTON GARDENS, MONTGOMERY STREET, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 745 SQ FT / 69 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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