



9 (3F2) Brunton Terrace Hillside Edinburgh EH7 5EH







Attractive top floor flat in a traditional tenement building situated in the popular residential area of Hillside close to the City Centre. The flat is served by good local amenities with an excellent choice of shops and restaurants and other facilities nearby. The Scottish Parliament, St James Quarter, Princes Street and the Omni complex can be reached in a short walk and Calton Hill, Holyrood Park and Princes Street Gardens are also close by.. 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.



An efficient public transport network operates to most parts of the town and surrounding areas and Waverley Railway Station is a close by and nearby tram stops go directly to Edinburgh Airport with a journey time of approximately 35 minutes. The city bypass and main motorway networks are also within easy reach.

Entrance to the flat is by way of a well-maintained common passage and stair, a new cupola was installed in November 2025, with the added security of an entry phone system. Internally the flat benefits from gas central heating and sash and case windows and is in good decorative order throughout. The washing machine and fridge/freezer are included in the sale.

There is a large and well-maintained communal garden to the rear of the building.

PROPERTY DETAILS

- Welcoming entrance Hall. Utility cupboard housing washing machine. Additional built-in cupboard. Entryphone handset.
- Attractive Lounge / Dining Room with window to front. Feature fireplace with tiled cheeks. Cornice.
- Galley Kitchen with fitted wall and base units. Integrated gas hob and electric oven. Stainless steel sink with drainer and tiled splashback. The fridge/freezer is included in the sale. Clothes pulley.
- Large Double Bedroom with twin windows to front. Built in cupboard. Feature fireplace.
- Bathroom with white three-piece suite comprising bath with electric shower above, wash hand basin with vanity unit below and WC. Mirror. Frosted window to front.

Energy Efficiency Rating - D

Council Tax Band - B



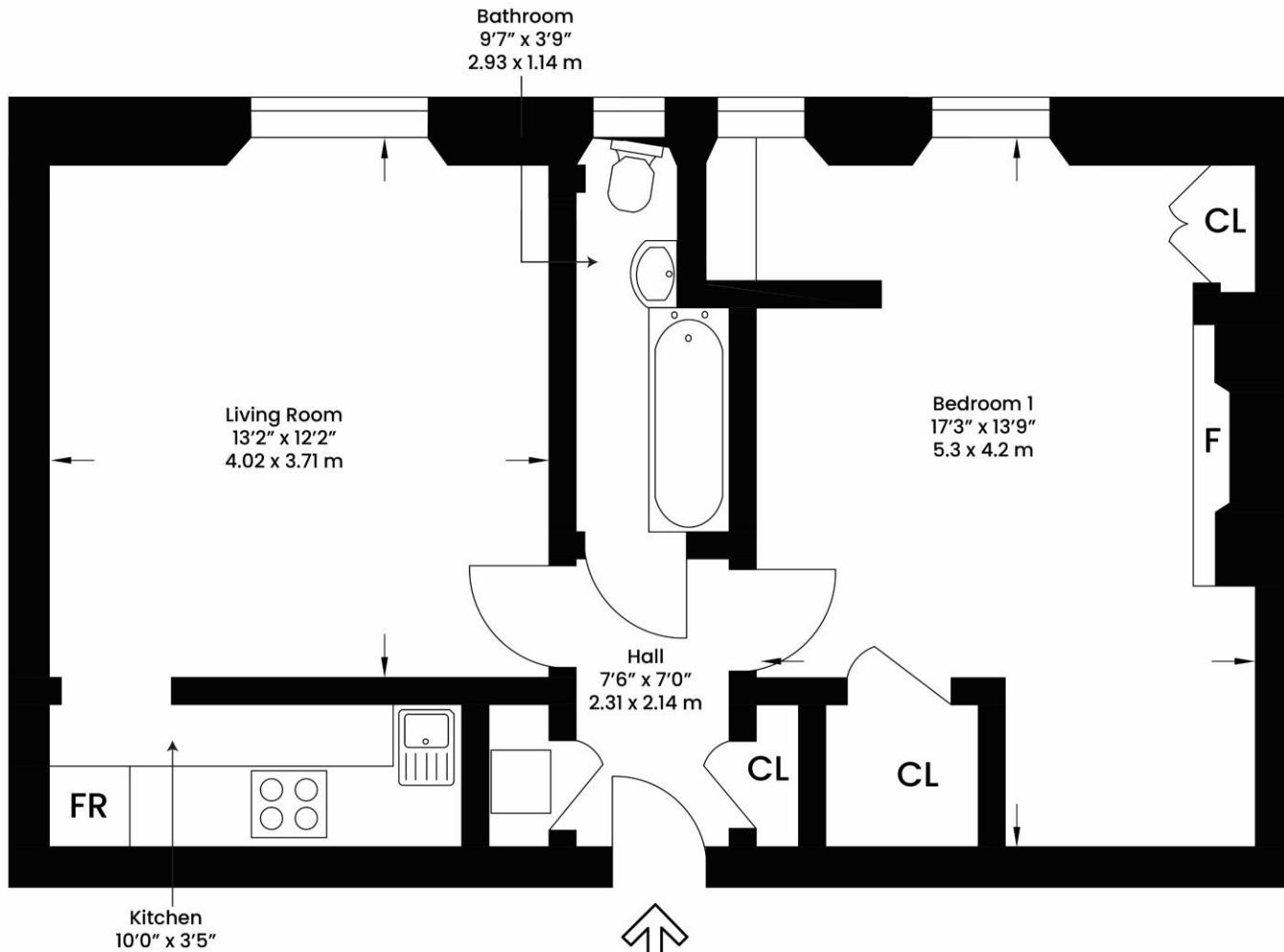
Viewing by appointment on 0131 524 3800











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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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