



Hillside

17 Brunton Terrace
EH7 5EH



Maindoor Flat

OFFERS OVER £385,000

- Entrance vestibule & hallway
- Livingroom with bay window
- Kitchen/diningroom
- 2 bedrooms
- Shower room
- Bright accommodation with period features
- Gas central heating
- Private front garden
- Well maintained shared rear garden
- Close to City Centre
- On street zoned parking

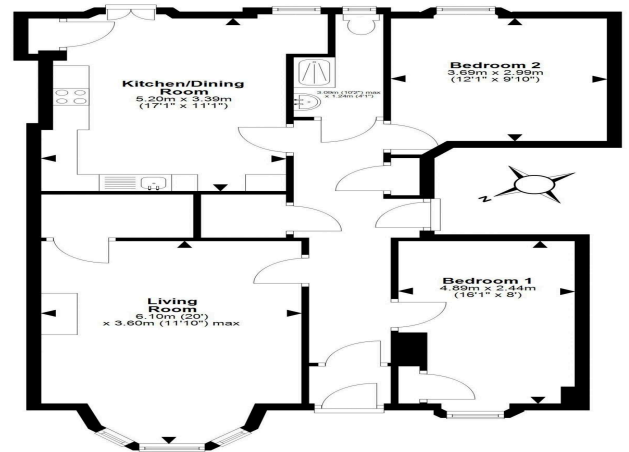


Viewing - by appointment please
contact Solicitors (0131) 554 6321









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.

This spacious main door flat is situated within the popular Hillside area which offers a choice of local shops for everyday needs along with a selection of supermarkets within easy reach. There is quick and easy access to the nearby City Centre from an excellent public transport service. Local recreational facilities include The Omni Centre with multi-screen cinema, gym, bars and restaurants, The Playhouse Theatre and fine walks through the Queen's Park.

The flat opens to an entrance vestibule with ornate tiles and leads to the hallway which features 2 built in storage cupboards off. The front facing livingroom features a wooden floor, deep storage cupboard and several traditional features including a bay window, fireplace within a surround, Edinburgh press cupboard, ornate cornice and ceiling rose. To the rear is a dining kitchen which has base and wall units, integrated oven and 5 ring gas hob, pantry cupboard and French doors (with working shutters) which leads you to the rear garden. The property benefits from a double bedroom to the front and another to the rear of the flat. Completing the accommodation is a family shower room with partially tiled walls, WC, wash hand basin, shower, wash hand basin within a vanity unit, and a heated towel rail.

Additional benefits include gas central heating, small private front garden, large shared and well-maintained rear garden, and zoned on street parking.

EXTRAS

All aforementioned white goods, curtains/blinds, and light fittings to be included in the sale (no warranties to be given).

OFFERS

Offers Over £385,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

