

5/1 Brunton Place

EDINBURGH, EH7 5EG



A SHOWSTOPPING FIVE-BEDROOM DOUBLE UPPER IN A PRESTIGIOUS PLAYFAIR BUILDING



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McEwan Fraser Legal is delighted to present this truly remarkable five-bedroom double upper flat, set within a stunning William Playfair-designed building dating back to the 1800s. Perfectly positioned in one of Edinburgh's most sought-after locations, this property offers the rare combination of historic grandeur, tasteful interior design, and unbeatable access to the capital's most iconic green spaces.

Nestled in the heart of the city, 5/1 Brunton Place boasts an enviable location just a five-minute walk from both Arthur's Seat and Calton Hill. Whether you're looking for a peaceful morning stroll or panoramic views across the city and the sea, this home is a nature lover's dream – all within easy reach of vibrant city life.

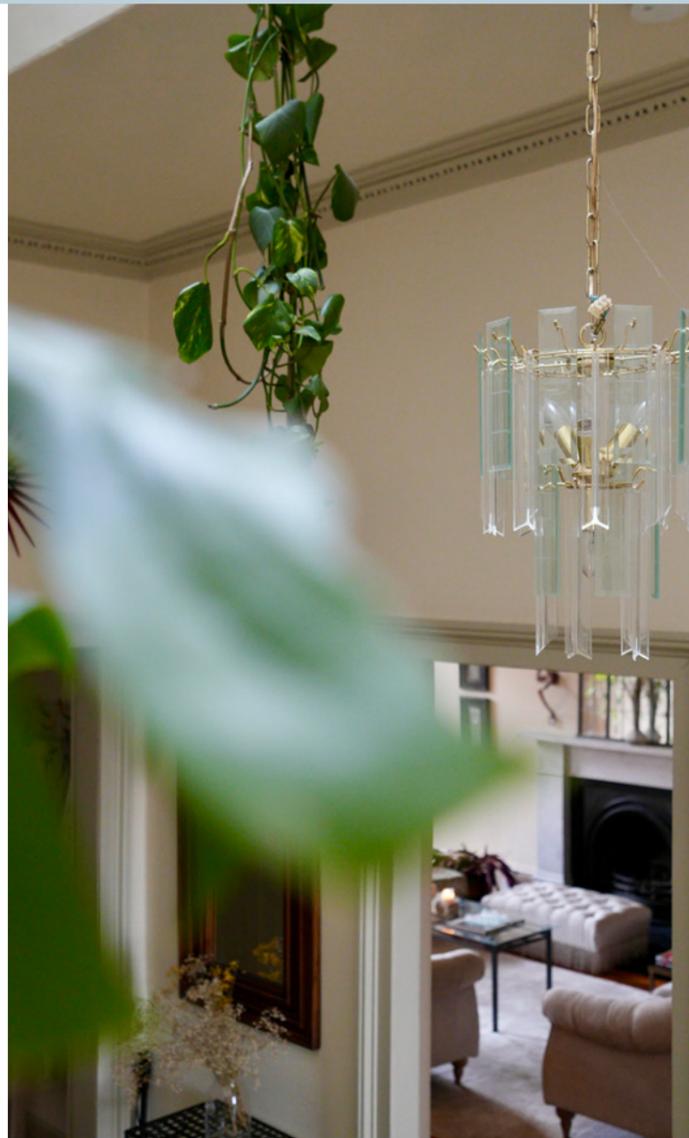


"...a breathtaking staircase topped with an expansive skylight, flooding the hallway with natural light and setting the tone..."

THE PROPERTY

Entering the property, you're greeted by a breathtaking staircase topped with an expansive skylight, flooding the hallway with natural light and setting the tone for the rest of this elegant home. The attention to detail and sense of space are immediately apparent.

The property offers two generously proportioned living rooms, both featuring original varnished wooden floors, beautiful Edinburgh presses, and large sash and case windows – classic features that make this home a true Edinburgh gem. There is an impressive blend of period character and contemporary styling throughout.









THE PROPERTY

The kitchen is both practical and stylish, with dark blue cabinetry, ample storage, a gas cooker, and a charming box window seat – perfect for enjoying a morning coffee while enjoying the surroundings.

On the lower floor, you'll find a spacious double bedroom currently used as a home office, along with a convenient WC. Upstairs, there are four well-proportioned double bedrooms, two of which are positioned to the rear with open views over the bowling green, Leith, and out towards the sea. The front-facing bedrooms are equally impressive in size and finish.





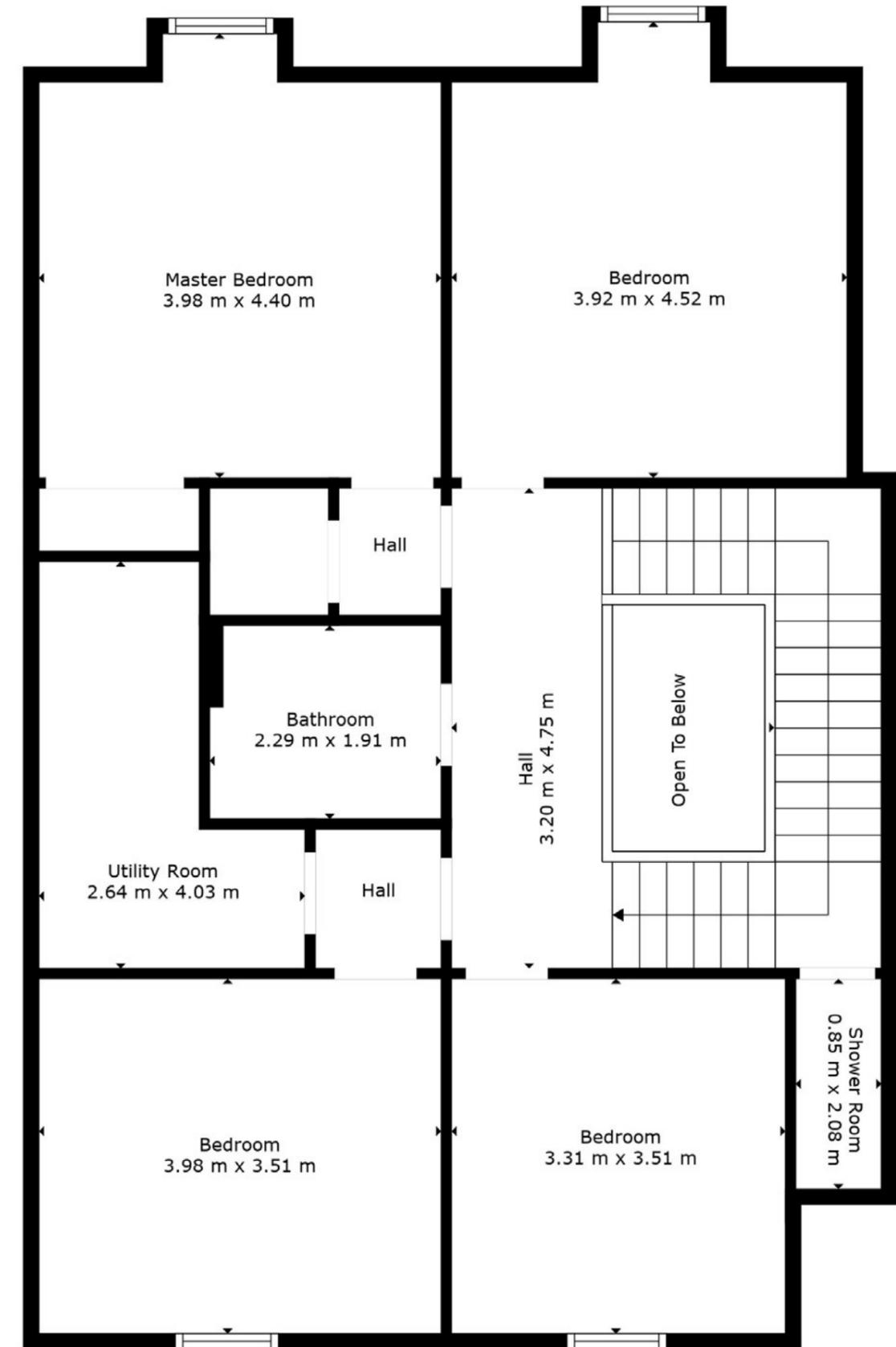
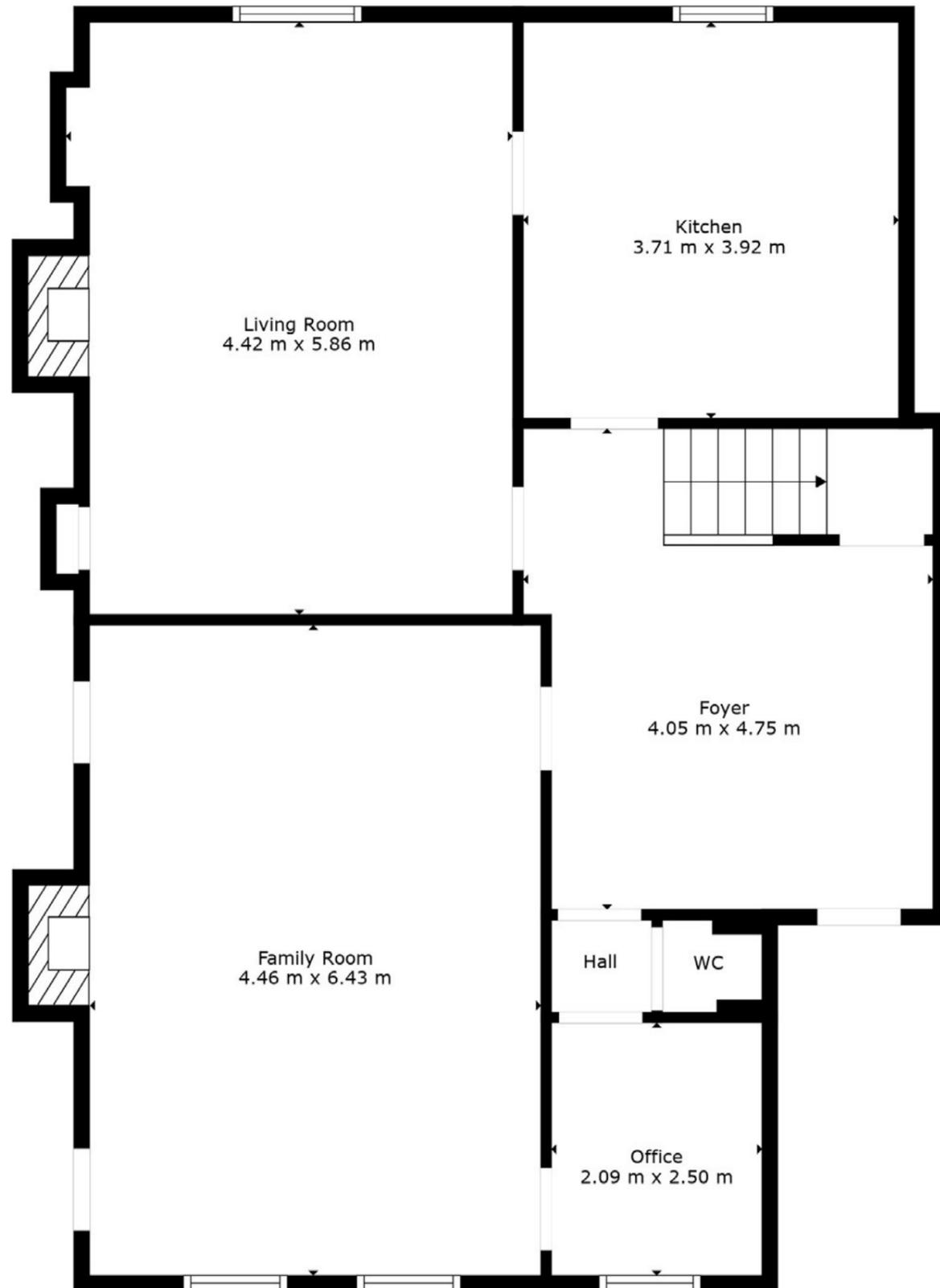


THE PROPERTY

The upper floor includes two bathrooms – one with a bath and one with a shower – offering flexibility for family life or guests. A standout feature is the sizeable laundry room, complete with a pulley, sink, and extensive storage, helping keep household tasks discreetly tucked away. New carpets have been laid throughout the upper level and staircase, adding warmth and comfort to complement the original features. The home has been thoughtfully and uniquely interior designed, making it not just a property, but a statement.



Gross internal floor area (m²): 244m²
EPC Rating: D



THE PROPERTY

This exceptional double upper flat is a rare opportunity to acquire a substantial, characterful, and beautifully appointed home in an unbeatable location. Whether you're drawn to the architectural heritage, the abundance of green space, or the simply stunning interiors, this property truly has it all.





THE LOCATION

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape.

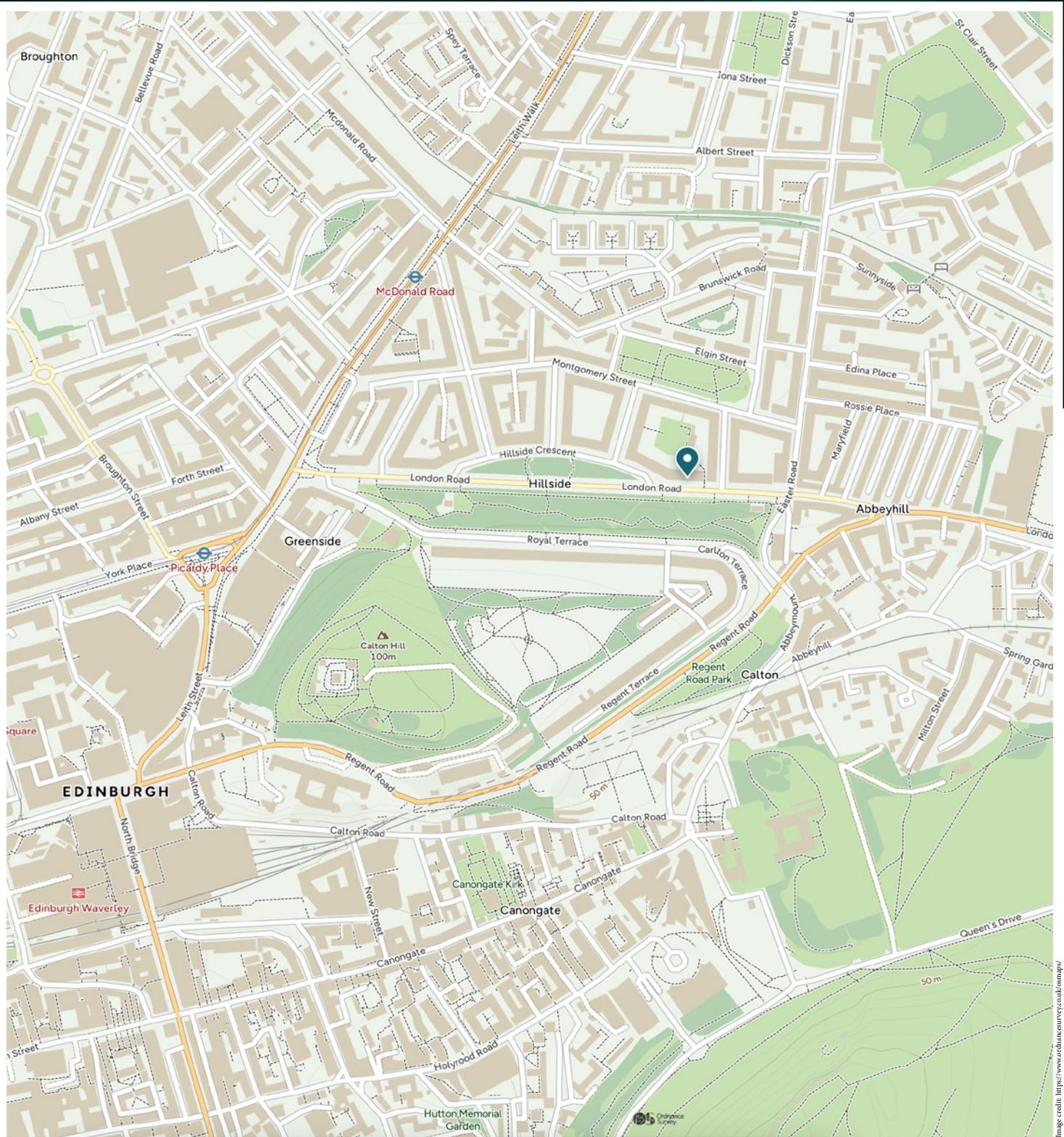
The property enjoys outstanding close proximity to all that the inspiring Capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.



THE LOCATION

The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram stops at Picardy Place and McDonald Road, which provides quick and convenient travel to Edinburgh Airport and Newhaven. Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.





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