



144 Brunton Gardens
HILLSIDE | EDINBURGH | EH7 5ET


warners
solicitors & estate agents



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Warners are delighted to offer to the market this immaculately presented, two-bedroom, main door apartment offering fine period features and forming part of a traditional tenement, close to a fantastic range of local amenities and excellent public transport links.

This most appealing, bright and well-proportioned apartment offers comfortable and well-planned accommodation in fantastic order throughout. The bright and spacious lounge is flooded with an abundance of natural light through the large bay-window and is a particularly appealing room with wood burning stove and original sanded floorboards. The rear facing kitchen / dining room offers a modern kitchen with a range of white gloss wall and base units and real wood work surfaces, with French doors opening out to the well-maintained communal garden. In addition there are two well-proportioned double bedrooms, a bathroom with traditional three-piece suite with the benefit of a separate walk-in shower area and an excellent level of storage throughout.

- Two-bedroom maindoor flat
- Sought-after location
- Outstanding local amenities
- Spacious living room
- Kitchen/dining room
- Two double bedrooms
- Bathroom
- Box room
- Gas central heating
- Permit parking
- Communal rear garden

All blinds, window fittings, integrated fridge freezer, dishwasher, washing machine, tumble dryer, wardrobe in bedroom 1 and garden shed included. EPC Rating C.

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



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 and leisure facilities.

Leith Walk Primary School is only a 5 minute walk away as well as St Mary's RC Primary around a 15 minute walk away. 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.



