



21/9 Brunton Terrace
LEITH | EDINBURGH | EH7 5EH

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Set in the heart of Hillside moments from the city centre, new St James Quarter, tram stop and Calton Hill is this spacious top floor apartment. Boasting ornate period features, gas central heating, a well-kept communal garden and ample permit parking this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with storage cupboard, bright bay windowed lounge with detailed cornicing, a contemporary dining kitchen with attractive units, generous dining space and useful utility cupboard off. There is a large garden facing double bedroom, handy box room and the flat is completed by a stylish wet room.

- Traditional top floor tenement apartment
- Close to excellent amenities and transport links
- Ornate period features
- Welcoming hallway
- Bright bay windowed lounge
- Spacious dining kitchen
- Large double bedroom
- Stylish wet room
- Box room and a utility cupboard

Extras include sofas, armchair, blinds, curtains, bed, kitchen table and chairs, boxroom shelving, washing machine and dishwasher.

EPC Rating D.

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, restaurants and leisure facilities. 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.



