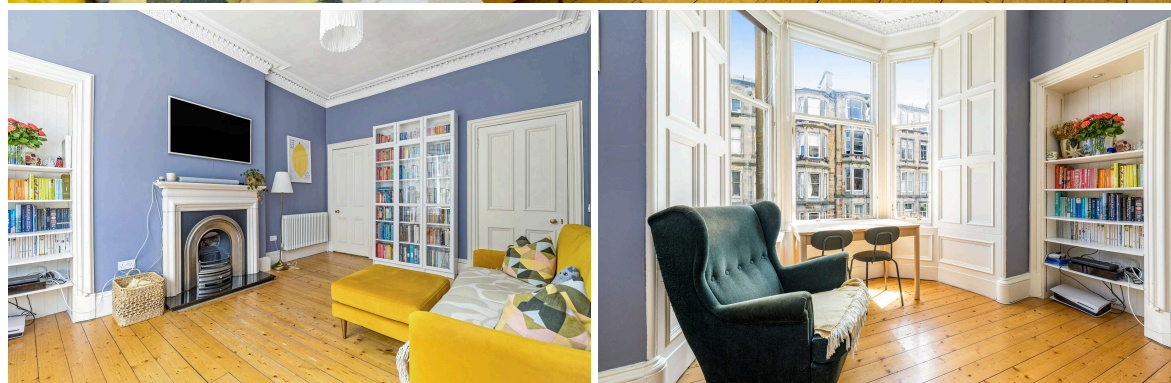




18/3 Brunton Terrace  
HILLSIDE | EDINBURGH | EH7 5EQ

**warners**  
solicitors & estate agents





### 18/3 Brunton Terrace Hillside | Edinburgh | EH7 5EQ

Situated in the heart of a vibrant, sought-after neighbourhood, this beautifully presented first-floor flat forms part of a handsome traditional tenement and offers an exceptional blend of period charm and contemporary style. The property is offered to the market in true move-in condition and will appeal to a range of buyers, including professionals, first-time purchasers or those seeking a refined city base. Upon entering, a spacious and welcoming hallway sets the tone for the home, offering excellent storage, including a large utility cupboard. The elegant bay-windowed sitting room is a standout space, showcasing a wealth of original features such as high ceilings, intricate cornicing, sash-and-case windows, and a stunning feature fireplace. Polished floorboards enhance the room's timeless appeal, while the generous proportions provide ample space for both relaxing and entertaining. The modern kitchen has been thoughtfully designed with a stylish finish and contemporary units, making excellent use of the space to provide both practicality and charm. The principal bedroom is a bright and comfortable retreat, benefitting from a walk-in wardrobe and a private en-suite WC. A second double bedroom, also generously sized, features its own character fireplace and is perfect as a guest room, home office, or additional sleeping space. Completing the accommodation is a sleek, modern shower room with quality fixtures and a fresh, neutral design. The property also benefits from efficient gas central heating, a secure entry system, and access to a well-maintained shared garden to the rear, an ideal spot to unwind or enjoy some fresh air. Combining spacious accommodation, elegant period features, and stylish modern touches, this outstanding flat offers the perfect balance of character and comfort in a prime city location. Early viewing is highly recommended to appreciate the full appeal of this exceptional home.

#### Key Features:

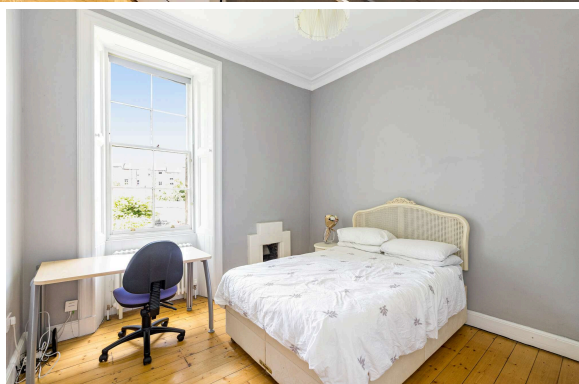
- Charming first-floor flat in traditional tenement
- Elegant bay-windowed sitting room with feature fireplace
- Modern fitted kitchen with stylish finishes
- Principal bedroom with walk-in wardrobe and en-suite WC
- Second spacious double bedroom with period fireplace
- Contemporary shower room
- Beautiful period details: high ceilings, cornicing, sash windows, wood floors
- Generous storage throughout including utility cupboard
- Gas central heating & secure entry system
- Well-kept communal rear garden
- Excellent location with easy access to local amenities and transport links

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

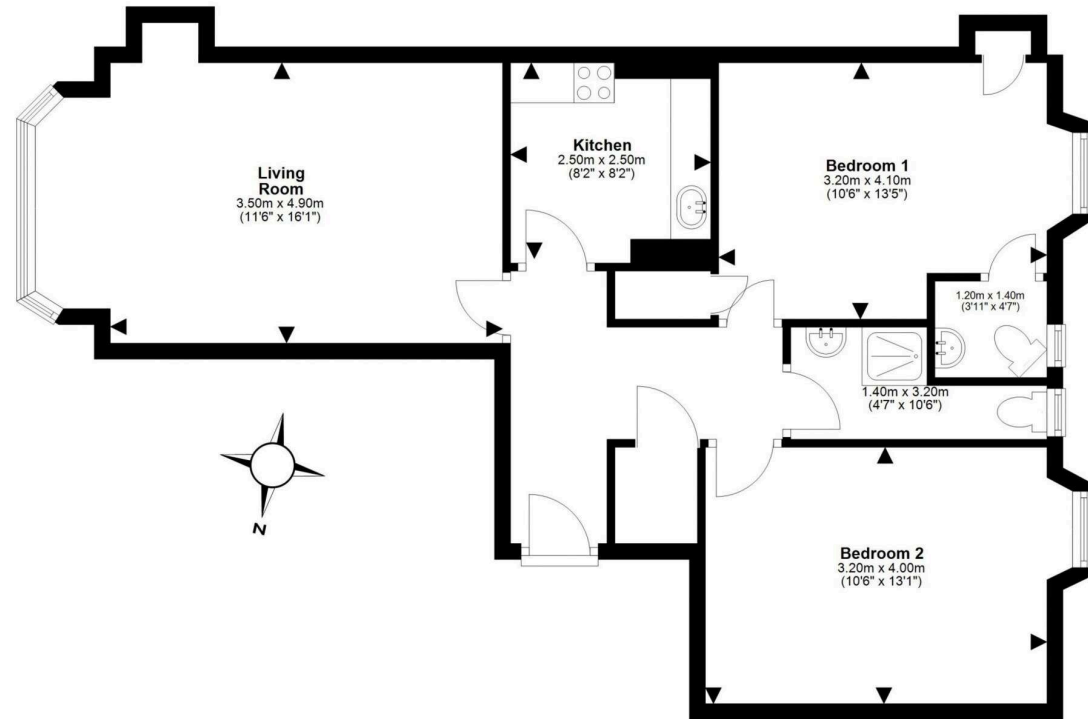
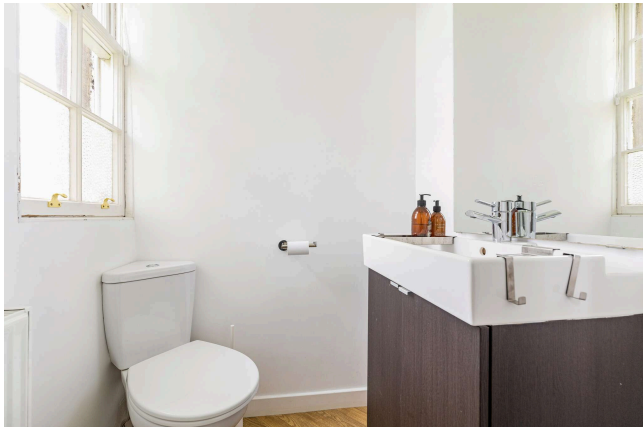


All integrated kitchen appliances will be included in the sale of the property along with the fridge/freezer & microwave. Other items include, glass fronted bookcase & large cupboard in bedroom 2. EPC: C CT: C

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. 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.







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.

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