

COULTERS[©]

14/6 BRUNTON PLACE

HILLSIDE, EDINBURGH, EH7 5EJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on the edge of the New Town conservation area in the popular area of Hillside, this B-Listed, beautifully presented apartment has a superb location just a short stroll from a host of fantastic amenities. The property is positioned on the second floor of a traditional Victorian tenement and is offered to market in move-in condition, having recently been renovated with the upgrades including; new flooring, new central heating system, new electrics and redecoration in Farrow and Ball paint.

The accommodation, which is accessed via a communal stair with secure door entry phone system comprises: a very spacious bay windowed sitting room with louvered shutters, gas fire and marble surround; shaker-style fitted kitchen with subway style tiling and under cabinet lighting as well as a recessed dining area and pantry cupboard; two good-sized double bedrooms; wet room; and handy box room. Additional storage is available within a large cupboard off the hall.



KEY FEATURES



Second floor flat with pleasant outlook



Shared gardens to the rear



Excellent public transport links



EPC Rating - C



Two double bedrooms



Permit parking available



Popular coffee shops, boutiques and supermarkets nearby



Council Tax Band - C





The property is fitted with single glazed sash and case windows and the heating and hot water are provided by a gas central heating system with Worcester boiler.

To the rear of the property, accessed via the communal stair, is a well-maintained shared garden. On-street parking is available by way of a residents parking permit and there are public EV charging points nearby on Montgomery Street.

The factor for the development is 91BC Property Factors and the annual service charges are approximately £281 which includes the management of communal repairs as well as stair cleaning.





THE LOCAL AREA

The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter, and just moments from Easter Road, with its bustling cafes, supermarkets and independent shops. There are many beautiful parks in the vicinity including London Road Gardens, Montgomery Street Park and the well-known destinations of Calton Hill and Holyrood Park. The tram line is just a ten minute walk away, providing swift access to the West of the City and the airport and a wide variety of buses run along London Road. The area is well served by a vast selection of cafes, bars and restaurants including Herringbone, Twelve Triangles and Valvona and Crolla. For shopping requirements, there is a large Sainsbury's and Lidl at Meadowbank Shopping Park. The property sits in the catchment area for Leith Walk Primary School and Drummond Community High School, whilst many of Edinburgh's renowned private schools are in walking distance or a short bus journey away.

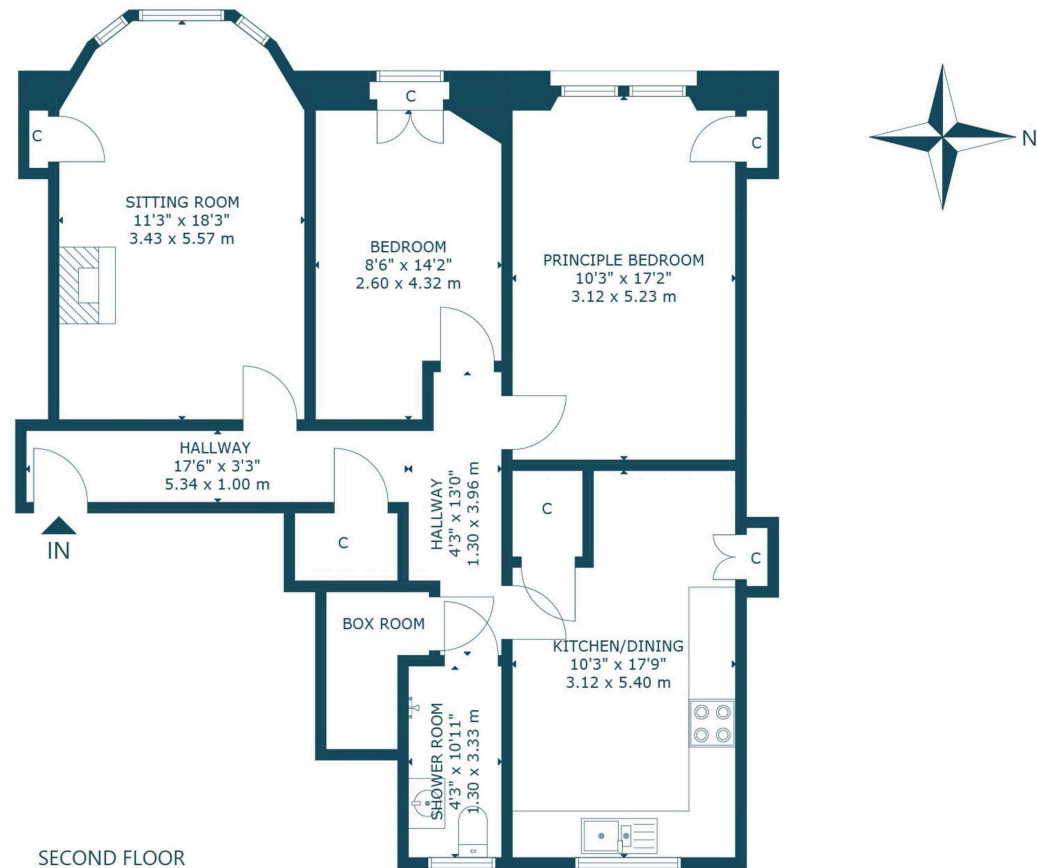


EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £375,000





SECOND FLOOR

14/6 BRUNTON PLACE, HILLSIDE, EDINBURGH, EH7 5EJ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 908 SQ FT / 84 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.