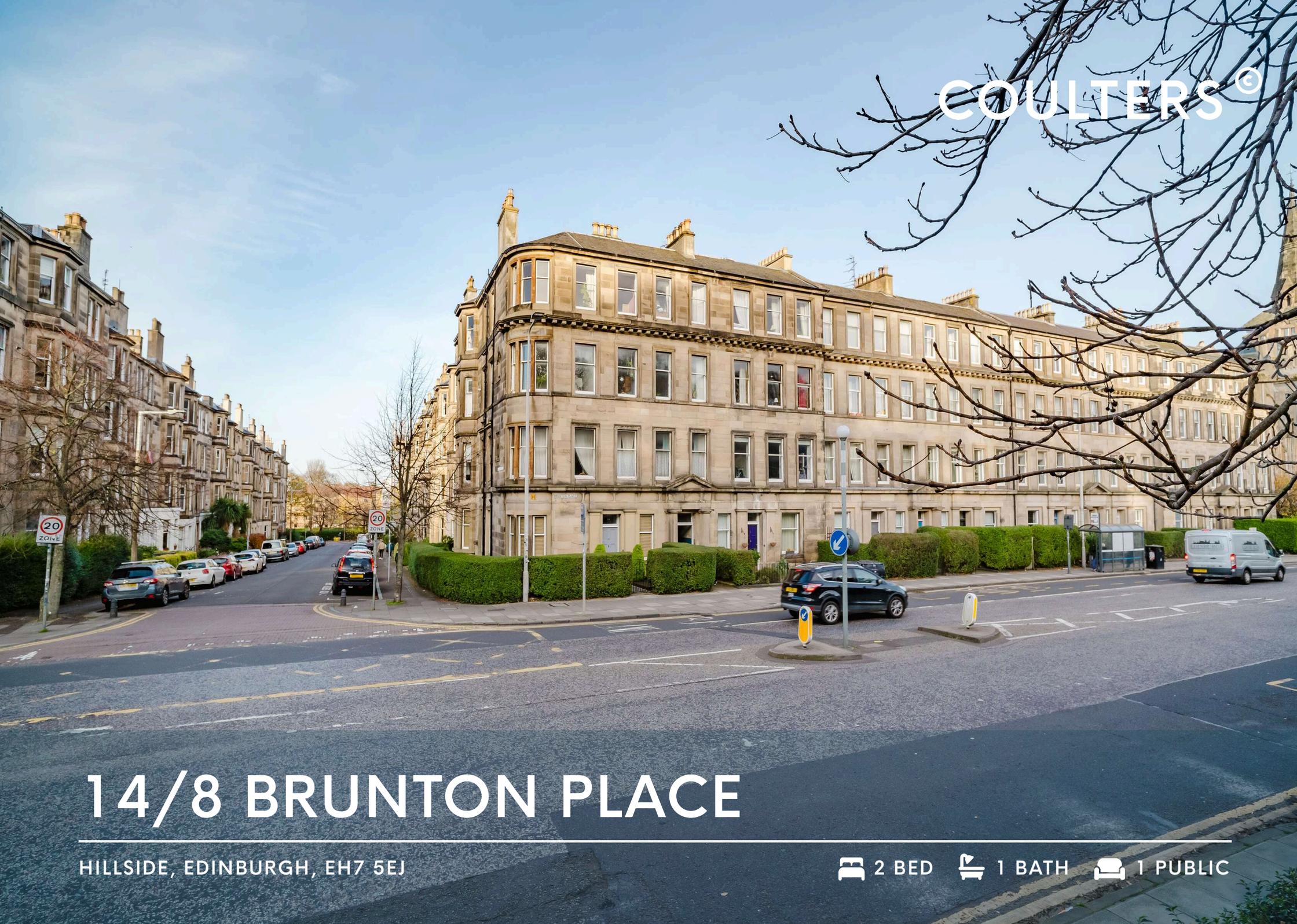


COULTERS®



# 14/8 BRUNTON PLACE

HILLSIDE, EDINBURGH, EH7 5EJ

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Positioned on the top floor of a traditional tenement building in the heart of Hillside, this beautifully bright and characterful corner flat offers the perfect blend of period charm and contemporary city living. With two generously sized double bedrooms, a versatile box room, and a shared rear garden, the property is ideal for professionals, couples, or anyone seeking a stylish Edinburgh base.



## KEY FEATURES



Corner positioned top floor flat.



Two double bedrooms plus boxroom.



Shared rear garden.



On street permit parking.



Within walking distance of St James Quarter.



Independent retailers and cafes nearby.



EPC Rating - E



Council Tax Band - C



The spacious interior benefits from elegant proportions, high ceilings, and plentiful natural light throughout, thanks to its enviable top-floor corner position. A welcoming hallway leads into the impressive sitting room with gas feature fireplace and views overlooking London Road Gardens. The kitchen is well appointed, with ample storage and modern fittings and dining space. A bright fully tiled three-piece suite with overhead shower completes the accommodation.

The property further benefits from fantastic storage and gas central heating throughout and ample on-street permit parking is available. All blinds, light fittings, fitted flooring and integrated appliance are included in the sale.





## 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.

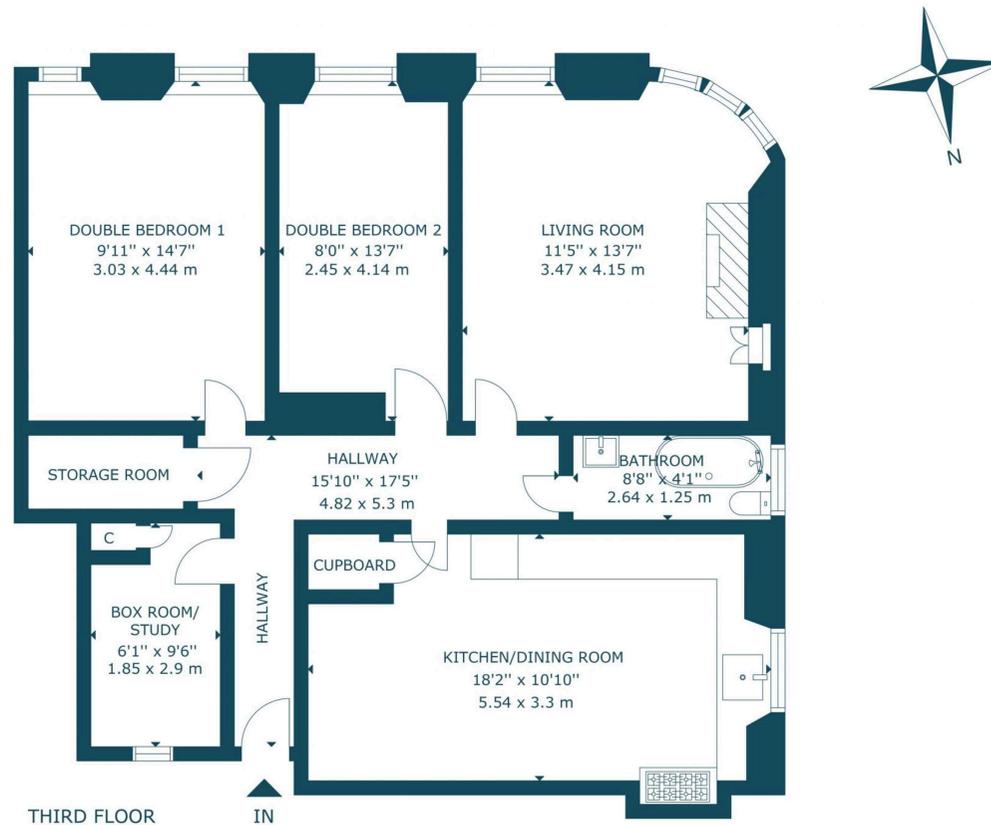
The tram line is just a ten-minute walk away, providing swift access to the West of the City and the airport and a wide variety of buses run along London Road. The area is well served by a vast selection of cafes, bars and restaurants including Herringbone, Twelve Triangles and Valvona and Crolla. For 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 blinds, light fittings, fitted flooring and integrated appliance are included in the price.







14/8 BRUNTON PLACE, HILLSIDE, EDINBURGH, EH7 5EJ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY | APPROXIMATE GROSS INTERNAL AREA 893 SQ FT / 83 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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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.