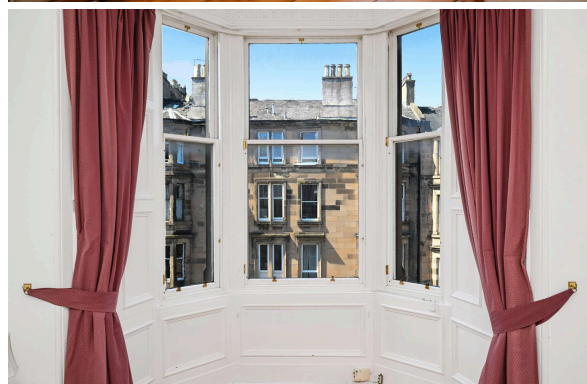




21/6 Brunton Terrace
HILLSIDE | EDINBURGH | EH7 5EH


warners
solicitors & estate agents



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Set on the second floor of a handsome traditional tenement in the ever-popular Hillside district of Edinburgh, this charming and well-proportioned one-bedroom apartment offers a wonderful blend of elegant period character and comfortable modern living. Presented in excellent order throughout, the property is ideally suited to first-time buyers, professionals or investors seeking a stylish city home in a prime central location.

The accommodation is generously proportioned and thoughtfully arranged, beginning with a welcoming entrance hall providing useful storage. To the front, the impressive living room is flooded with natural light and offers an attractive bay window, creating an inviting space for both relaxing and entertaining. Adjacent is a versatile box room, ideal as a home office, dressing room or additional storage. The spacious kitchen/dining room provides an excellent range of fitted units with ample worktop space and plenty of room for dining, making it the heart of the home. A generously sized double bedroom enjoys a peaceful position to the rear and offers excellent proportions. The accommodation is completed by a well-appointed bathroom.

Retaining many of its traditional features while benefiting from modern presentation throughout, this delightful apartment combines character, space and practicality in equal measure. Located within walking distance of the city centre, St James Quarter, Calton Hill and the vibrant amenities of Leith Walk.

- Second-floor flat within a handsome traditional Edinburgh tenement
- Sought-after Hillside location, within walking distance of the city centre
- Bright and spacious bay-windowed living room
- Large dining kitchen ideal for everyday living and entertaining
- Generous double bedroom plus versatile box room/home office
- Beautifully presented throughout, blending period charm with modern comfort
- Shared rear garden

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. 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.

Energy rating C, Council tax band C. There is no factor associated with this property.

Extras included in this sale will be all fixtures and fittings, fridge freezer, and washing machine. Other furniture can also be included in this sale.

