

OFFERS OVER £375,000

30/7 Brunton Terrace
Edinburgh, EH7 5EQ

drummondmiller
Solicitors & Estate Agents



- Spacious 2 bed top floor flat with stunning views and original floorboards
- Large and bright living room with cornicing
- Generously proportioned double master bedroom with en-suite
- Bathroom with a 3-piece suite with shower over bath
- Gas central heating and double glazing throughout
- EPC C

Description

Drummond Miller is delighted to present this charming and bright two-bedroom top-floor flat in the sought-after area of Hillside.

The welcoming hallway leads into a spacious living room, enhanced by a bay window that offers an open outlook with views over Montgomery Street Park. The room also retains attractive period features, including original cornicing and a fireplace.

The kitchen provides ample storage and worktop space, and is fitted with a range of integrated appliances including an oven, hob, extractor hood and fridge. Both double bedrooms are bright and generously sized. The principal bedroom further benefits from a contemporary en-suite shower room.

The property further benefits from a family bathroom, with a modern suite and mains shower. Additionally, a useful study/box room offers an ideal space for home working or storage.

The property benefits from original wooden flooring throughout.





Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout (excluding the bay window in the living room).

Garden and parking

Externally, the property sits within a traditional tenement-style garden. On-street permit parking is available via application.

Location

Hillside is a highly sought-after residential area positioned on the doorstep of Edinburgh's historic New Town, offering an exceptional blend of city living and green open spaces. Located less than a ten-minute walk from Princes Street, the property enjoys a superb central setting with easy access to an extensive range of amenities.

The nearby city centre offers an excellent selection of designer boutiques, renowned restaurants, cafés, theatres, cinemas, galleries, and museums, creating a vibrant and cosmopolitan atmosphere. St James Quarter and the Omni Centre, both within easy walking distance, provide further shopping, leisure, and fitness facilities, including a multi-screen cinema, gym, and a variety of popular eateries.

The Scottish Parliament, Holyrood Palace, and the expansive green spaces of Holyrood Park and Arthur's Seat are all close by, while Edinburgh's financial district at St Andrew Square, Lothian Road, and the West End is also readily accessible.

For commuters, Waverley Railway Station is within comfortable walking distance, and the nearby tram stop at York Place offers a direct connection to Edinburgh International Airport. Excellent public transport links are also available throughout the city and beyond.



Council Tax and EPC

Located in Council Tax band D and has a C-rated Energy Performance Certificate.

Home Report

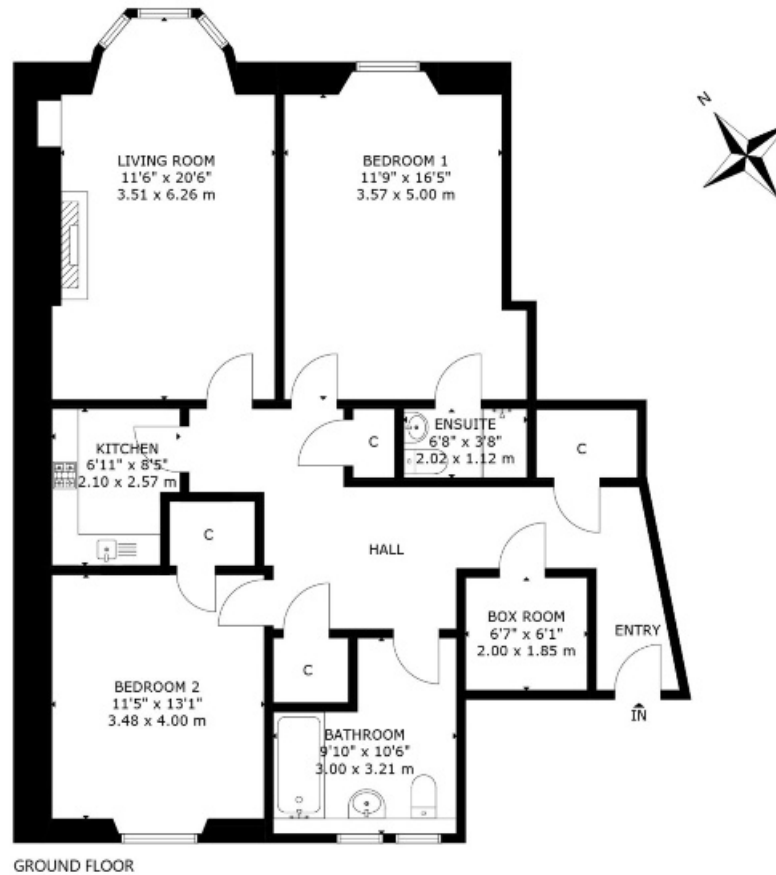
The property has been valued at £385,000, and a link to the Home Report is available from the ESPC website.

Viewing

By appointment only, telephone 0131 229 3399.

Extras

All carpet, curtains, fridge, freezer, integrated cooker and integrated hob to be included in the sale.



GROUND FLOOR

30/7 BRUNTON TERRACE, EDINBURGH, EH7 5EH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,094 SQ FT / 102 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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