



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**42/8 Brunswick Street**

Hillside, Edinburgh EH7 5EQ



# 42/8 Brunswick Street

Located in the highly desirable Hillside area, just a short stroll from the St James Quarter, the vast green space of Holyrood Park, and the vibrant city center. Brunswick Street is a wide tree-lined avenue, continuing the street plan and classical Grecian architecture of Edinburgh's New Town. No.42 is a 'C' listed block (circa. 1880).

This traditional third-floor double upper flat boasts impressive Victorian proportions and period features, which showcases ornate cornicing, period fireplaces, and stripped original floorboards that exude character and charm. As you enter, you'll be greeted by an inviting hallway, with two hall cupboards, one a utility cupboard housing boiler and plumbed for a washing machine. Enjoying a front facing position is an elegant sitting room, where twin sash windows floods the space with natural light, perfectly complemented by the original black marble fireplace. Positioned at the rear, the kitchen/diner offers a perfect spot for family meals with a view of Calton Hill. Retreat to a lovely double bedroom on this level, presented with warm, relaxing decor and another original fireplace. Next door is a charming bathroom with roll top shower bath. Upstairs is a light filled landing where there is a small bedroom, suitable for a nursery or home office and the master suite, nestled up in the eaves with stunning views of Calton Hill.

## Property Summary

- Situated in highly desirable Hillside
- Traditional third/fourth floor double upper
- Elegant sitting room
- Dining kitchen
- 4th floor master bedroom with en-suite shower
- Further double bedroom & single bedroom
- Attractive bathroom with roll top shower bath
- Gas central heating & double glazing to rear
- Shared rear garden - hard landscaped
- On-street parking - Resident permit Zone 1 & metred parking
- EPC Rating - C | Council Tax Band - C

Home Report Value - £430,000



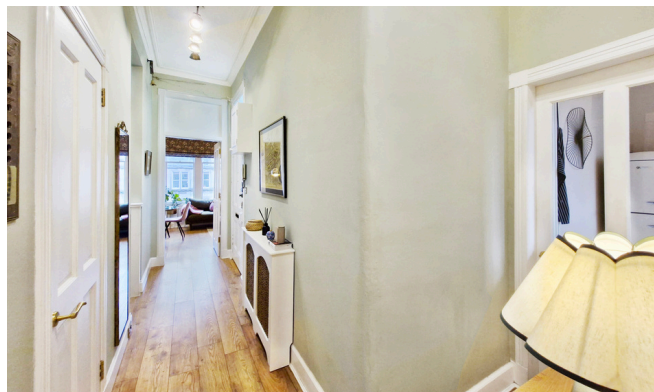








Stunning,  
traditional  
double upper flat,  
with views of  
Calton Hill







BOX ROOM







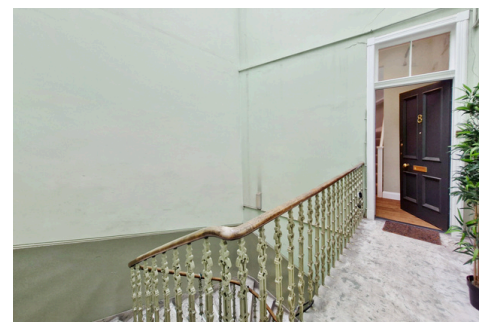
# Hillside



Hillside is an extremely sought after location, due to it's elegant Georgian architecture, treelined streets and it's proximity to the city centre(a mere 10 minute walk).

At the heart of Hillside is Montgomery Street Park, a thriving community hub. Leith Walk offers excellent local amenities. More extensive shopping can be found at nearby Meadowbank Stadium.

Being so close to the city centre you have a wide choice of leisure and entertainment opportunities, including easy access to the famous International and Fringe Festivals, closer to home you have the Playhouse Theatre, Omni Centre and Carlton Hill. More fabulous walks can be found at Holyrood Park, just a 10 minute walk. A wide choice of transport is available, from numerous regular bus services, the trams and Edinburgh Waverley Station(both a quick walk), the trams offer a fast and efficient link to Edinburgh International Airport.



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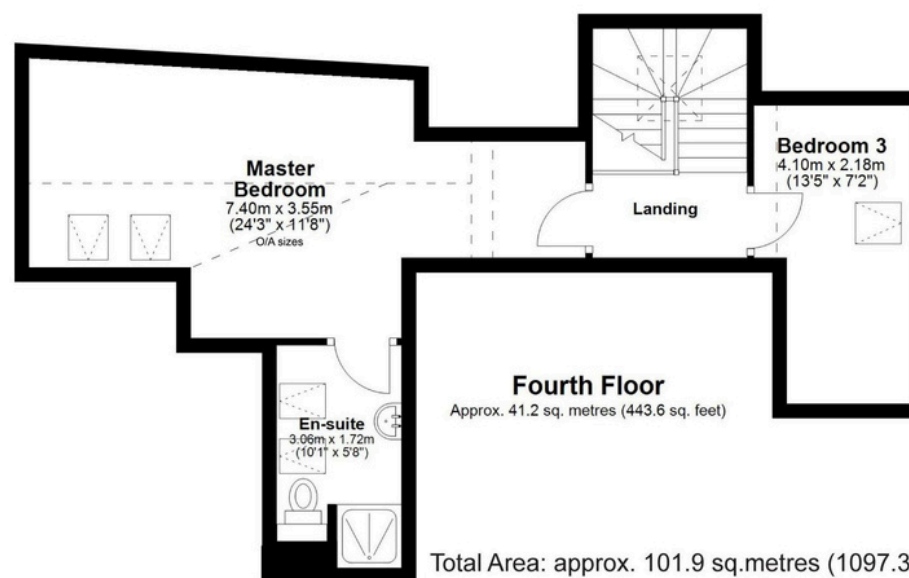
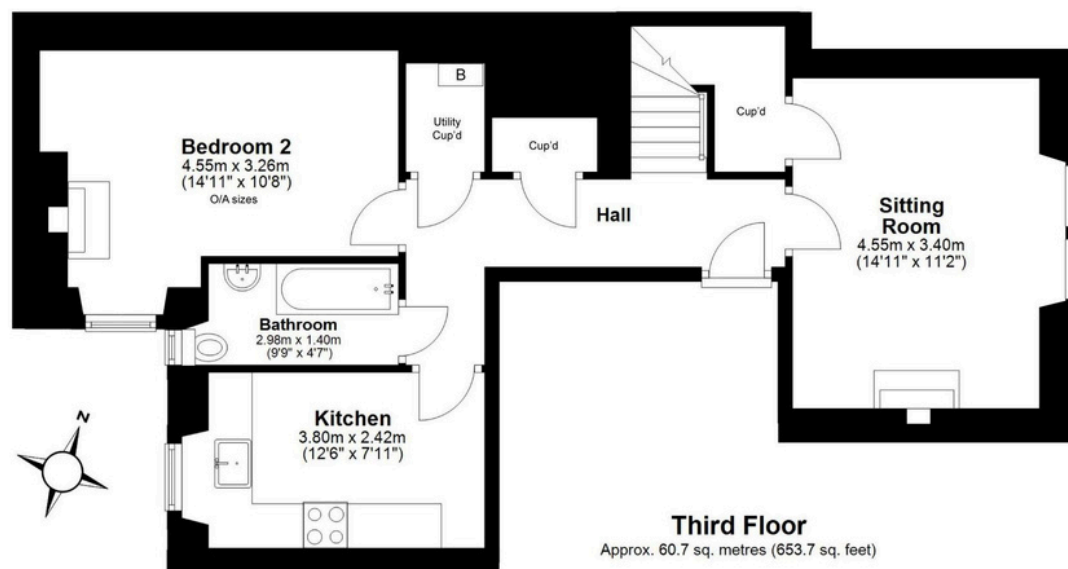


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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Total Area: approx. 101.9 sq.metres (1097.3 sq. feet)**