

20/4 Brunton Place

HILLSIDE, EDINBURGH, EH7 5EJ



McEwan Fraser Legal is delighted to present this two-bedroom flat in Hillside



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Hillside. The property is in excellent walk-in condition and enjoys attractive views across the well-maintained London Road Gardens. Finished to a high standard throughout, this home offers a stylish yet practical layout that will appeal to a wide range of buyers.

THE KITCHEN



Inside, the property comprises a fully equipped kitchen with direct access to a generous dining room, creating an ideal space for entertaining or everyday family living.

THE DINING ROOM



THE LIVING ROOM



The spacious living room is flooded with natural light, enhanced by high ceilings and a feature fireplace that adds both character and warmth.





There are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes, a dressing table, and a high-quality en-suite shower room. The main bathroom is fitted with a shower over the bath, traditional panelling, and metro tiling, delivering a classic aesthetic with a distinctly luxurious finish.

BEDROOM 1

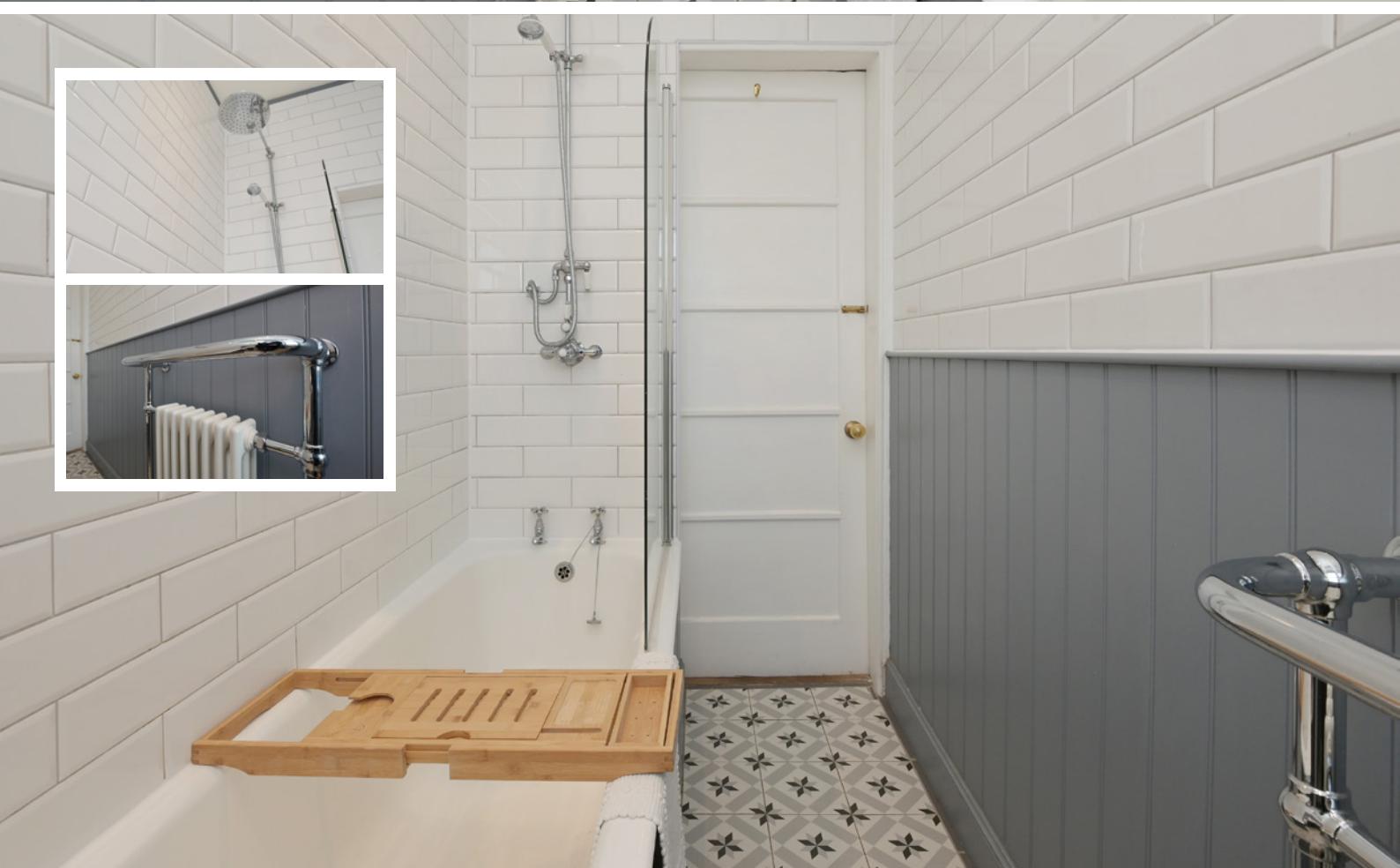
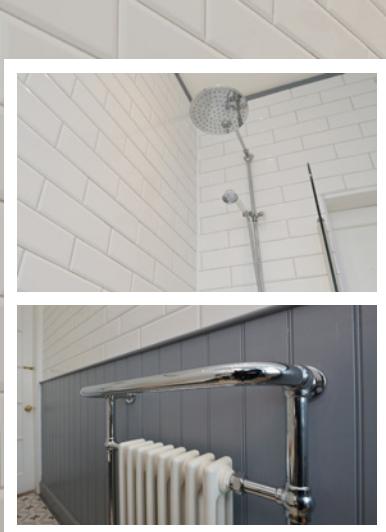




BEDROOM 2



THE BATHROOM

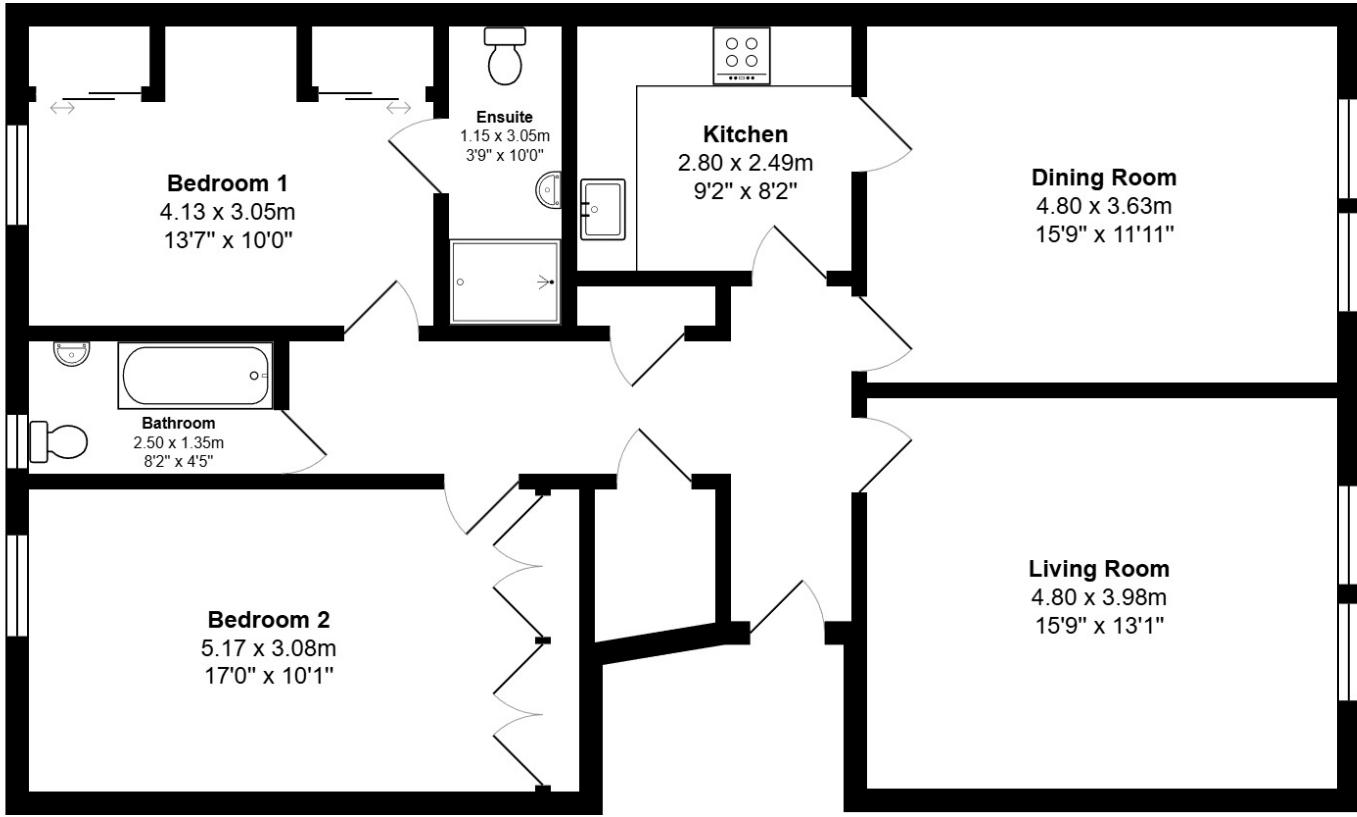


In addition, the property benefits from permit parking, with plentiful pay-and-display spaces available on the main road for added convenience. This is a rare opportunity to acquire a centrally located flat in a fantastic setting, offering excellent attention to detail, strong natural light, and a finish that's ready to impress from day one.

EXTERNALS

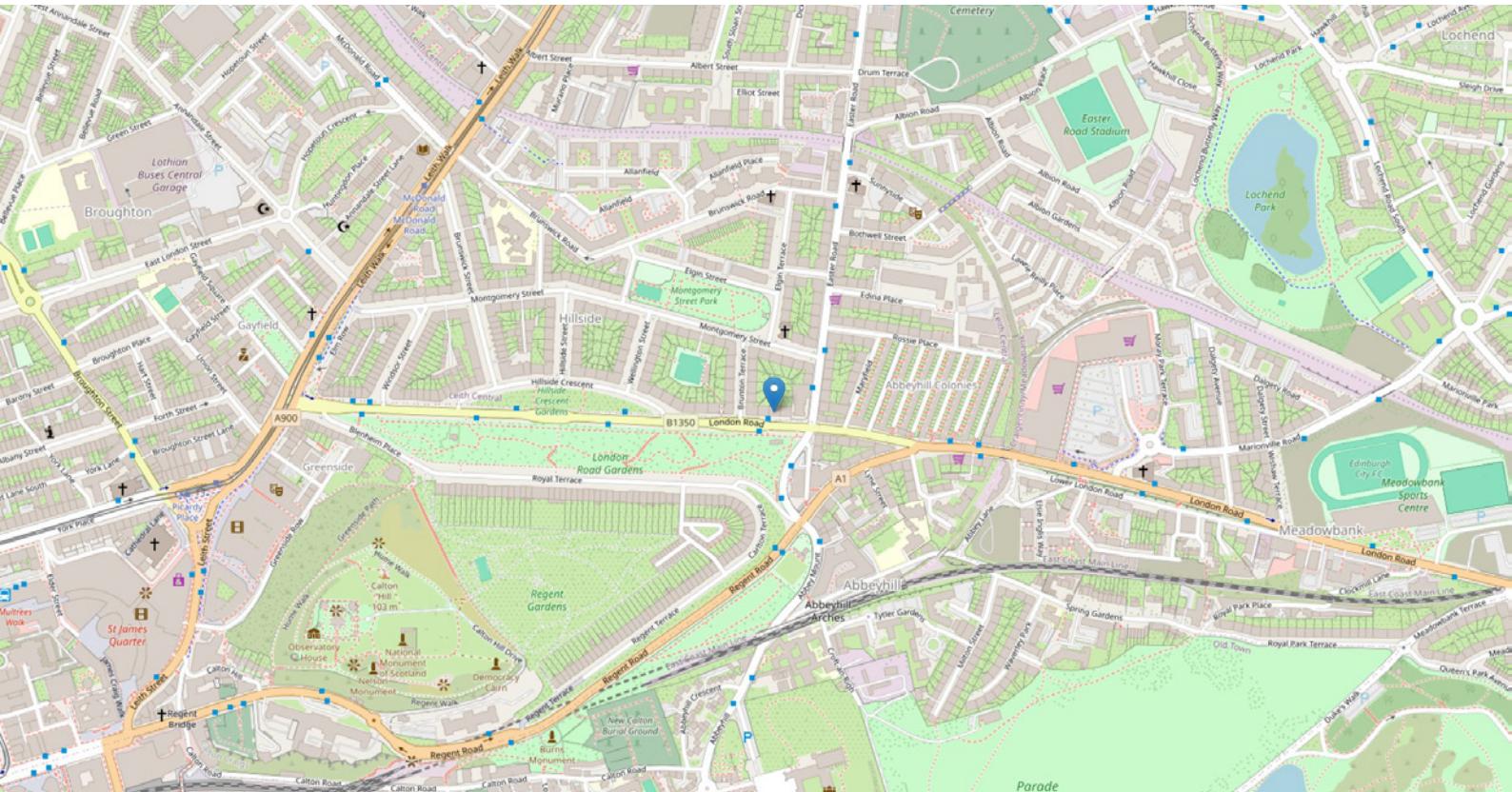


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 98m² | EPC Rating: C



THE LOCATION

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape. The property enjoys outstanding close proximity to all that the inspiring Capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.





The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram terminus at York Place, which provides quick and convenient travel to Edinburgh Airport and the bus station at St Andrew's Square. Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and a gym and the famous Playhouse Theatre.

Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

The New Town of Edinburgh enjoys an international reputation. With the debatable exception of perhaps Bath, there is no better example of Georgian architecture on such a scale and in such condition. It dates back to the late eighteenth Century and was constructed around a plan conceived by the architect James Craig, who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century, reaching out to the Greenside in the east, Canonmills and Stockbridge in the North and out as far as Haymarket in the West. The layout of the Hillside area was designed as an extension to the New Town by one of Edinburgh's most famous architects, William Playfair. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city.

Within the city centre, naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications. The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services. There are a number of post offices from which to choose. The West End is, of course, where Edinburgh's entertainment facilities tend to be very highly concentrated. Here, there is the Usher Hall, the Lyceum Theatre, all manner of restaurants and bars, indoor sports facilities, and Health Clubs. For the energetic, none of these facilities is more than a comfortable walk away.

For those who prefer open-air recreational facilities, Holyrood Park and Princes Street Gardens are virtually on the doorstep. It is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions, providing interesting new perspectives on otherwise familiar parts of the city.



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