

27/4 Brunton Terrace

HILLSIDE, EDINBURGH, EH7 5EH



Delightful one-bedroom property with a wealth of period features and the added benefit of a large boxroom, centrally located in the sought-after Hillside area



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this charming and well-proportioned one-bedroom apartment, set within a handsome traditional tenement. The property offers an appealing blend of classic period features and comfortable modern living and is presented in excellent order throughout.

THE LIVING ROOM & BOX ROOM



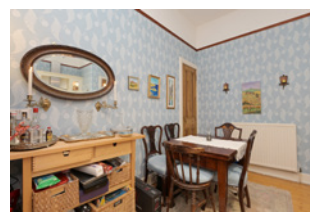
The accommodation is well-balanced, with a practical layout suited to modern lifestyles. The living room exudes character and comfort, with chandeliers in both the living room and bedroom adding a touch of elegance. A versatile box room provides additional flexibility, ideal for use as a home office, study, or extra storage.

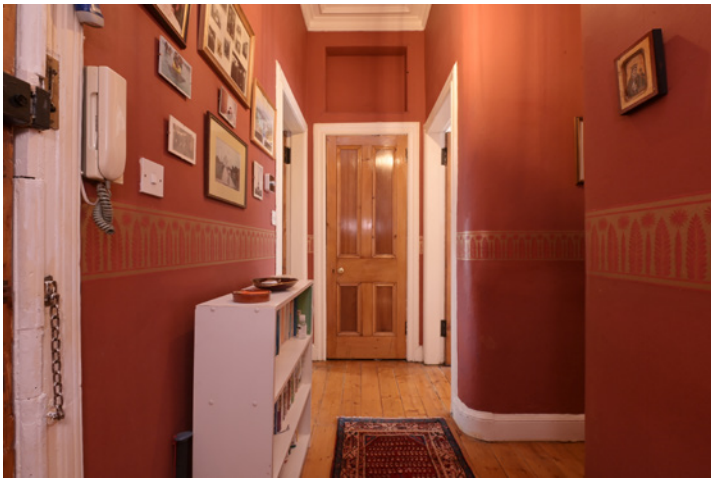


THE KITCHEN



The kitchen is well-equipped with quality fittings and appliances, including a Franke Fraganite sink, Franke tap, Bosch dishwasher, Bosch hob with extractor hood, and a Neff "slide and hide" oven. A fridge freezer and washing machine are also included. No guarantees are given on the integrated kitchen appliances, or the fridge/freezer and washing machine.





The generously sized double bedroom is a standout feature, boasting high ceilings, elegant cornicing, and a large window that floods the room with daylight. A feature fireplace adds further character, while the space comfortably accommodates freestanding furniture and a cosy seating area. A three-piece family bathroom completes the internal accommodation.

THE BATHROOM



THE BEDROOM



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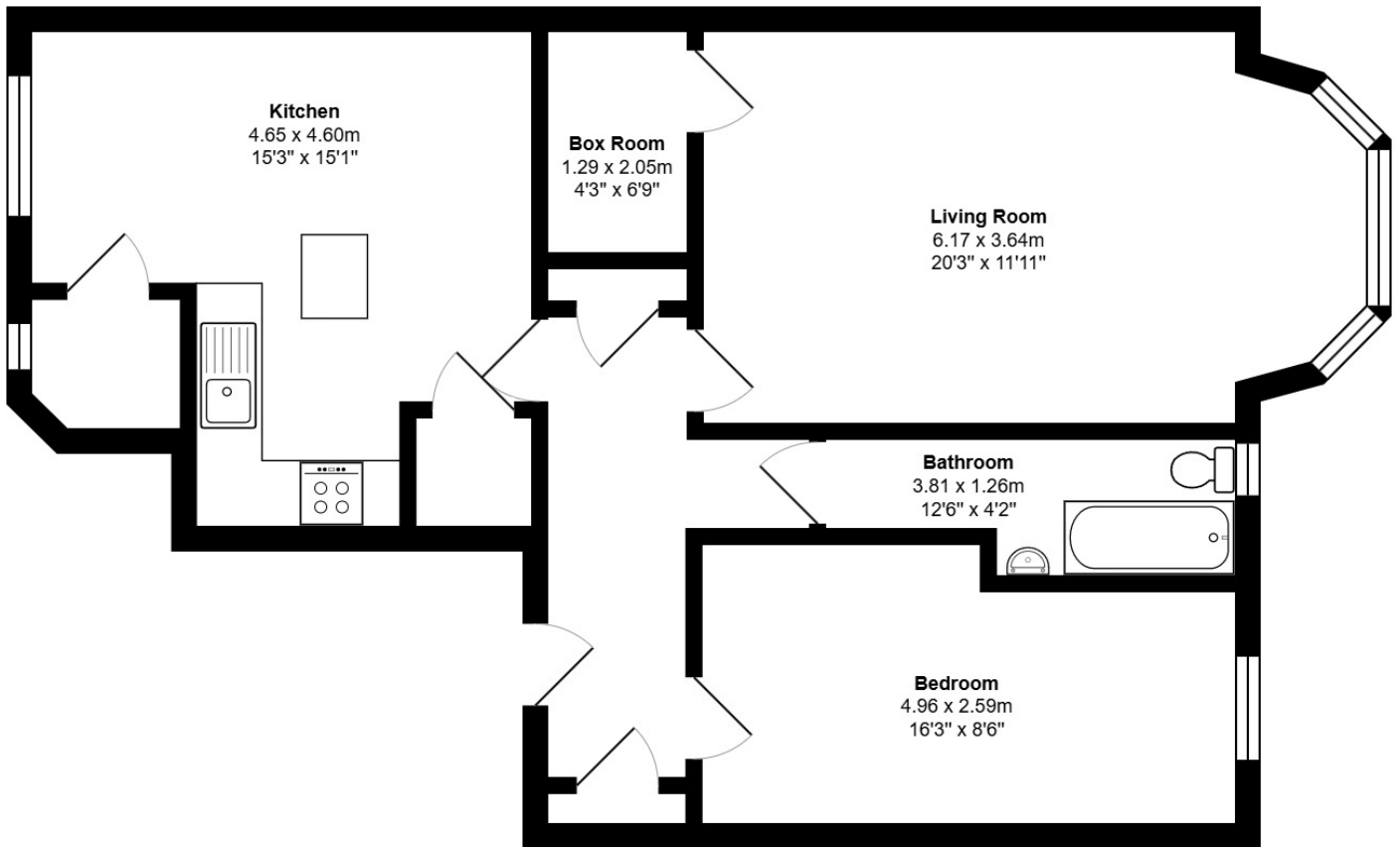
Further benefits include gas central heating via a gas boiler installed three years ago. The property also enjoys a well-maintained communal entrance.

This property is situated in a desirable location with easy access to local amenities, transport links, and green spaces. This property represents an excellent opportunity for first-time buyers, professionals, or investors seeking a characterful home in a sought-after setting.

EXTERNALS

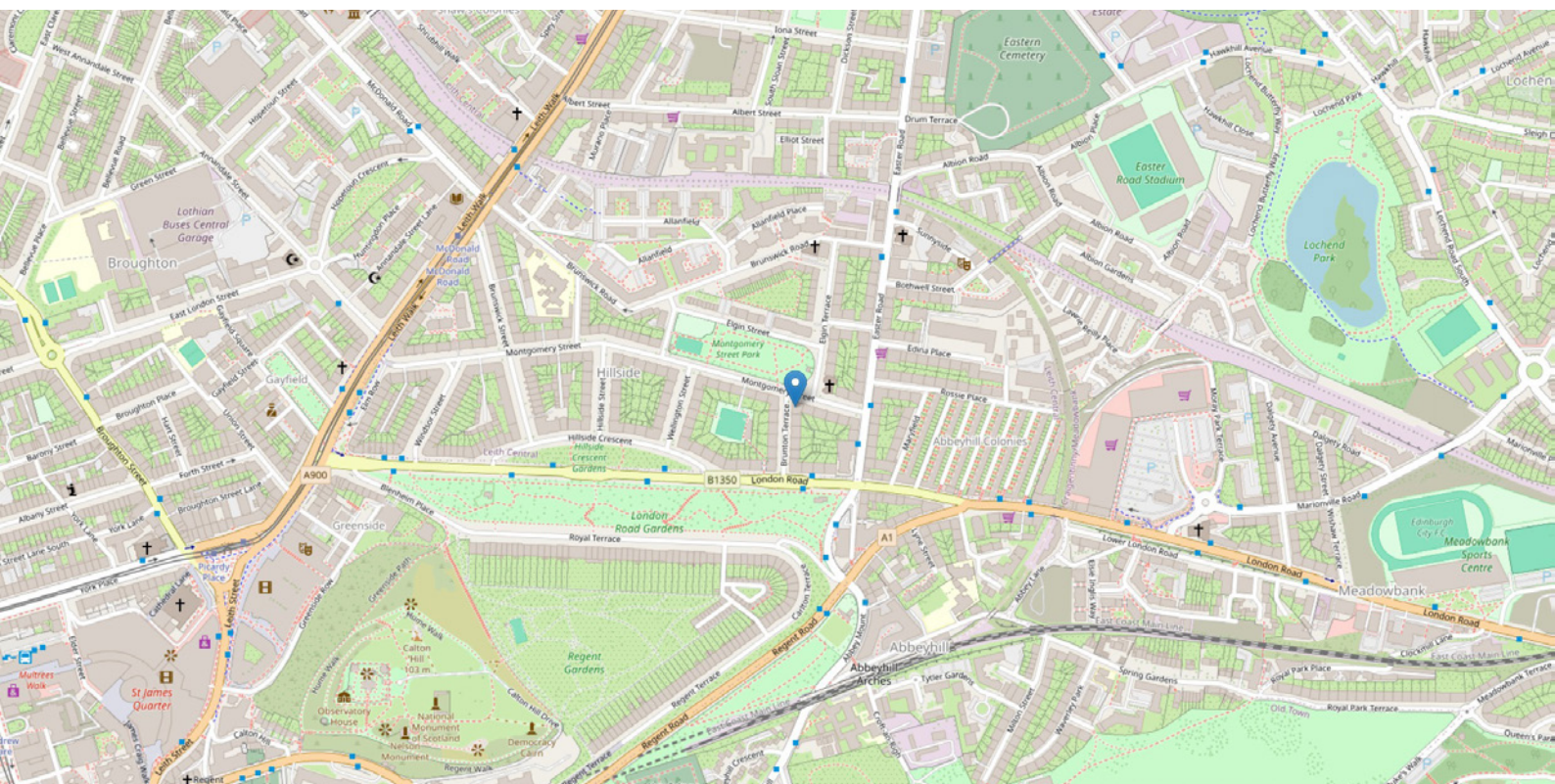


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 65m² | 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.

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.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
BEN STEWART CLARK
Area Sales Manager



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MARK BRYCE
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