

3F1, 148 Brunton Gardens

MONTGOMERY STREET, EDINBURGH, EH7 5ET



*Beautifully presented Victorian flat in
the heart of sought-after Hillside*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this beautifully presented one-bedroom third-floor tenement flat, occupying a prime position in Edinburgh's ever-popular Hillside district. Combining elegant period character with a contemporary feel, this impressive home offers generous proportions throughout and an exceptionally versatile layout that is further enhanced by a useful box room. Just a short walk from the city centre, St James Quarter and the vibrant cafés, restaurants and independent shops of Broughton and Leith Walk, the property will appeal to professionals, first-time buyers and those seeking a superb central Edinburgh home.

THE LIVING ROOM



The accommodation is entered via a welcoming hallway with integrated storage. The stunning bay-windowed living room is undoubtedly the heart of the home, flooded with natural light and showcasing many of the traditional features buyers seek in a Victorian tenement, including intricate corning, an ornate ceiling rose, an Edinburgh press and an attractive fireplace with a gas fire that creates a wonderful focal point.

THE KITCHEN



The dining kitchen has been thoughtfully arranged with a blend of fitted and freestanding cabinetry, creating a practical and characterful space with an excellent worktop area and generous storage. A combination of integrated and freestanding appliances ensures the kitchen is well equipped for everyday living, while ample space for dining makes it equally suited to entertaining.





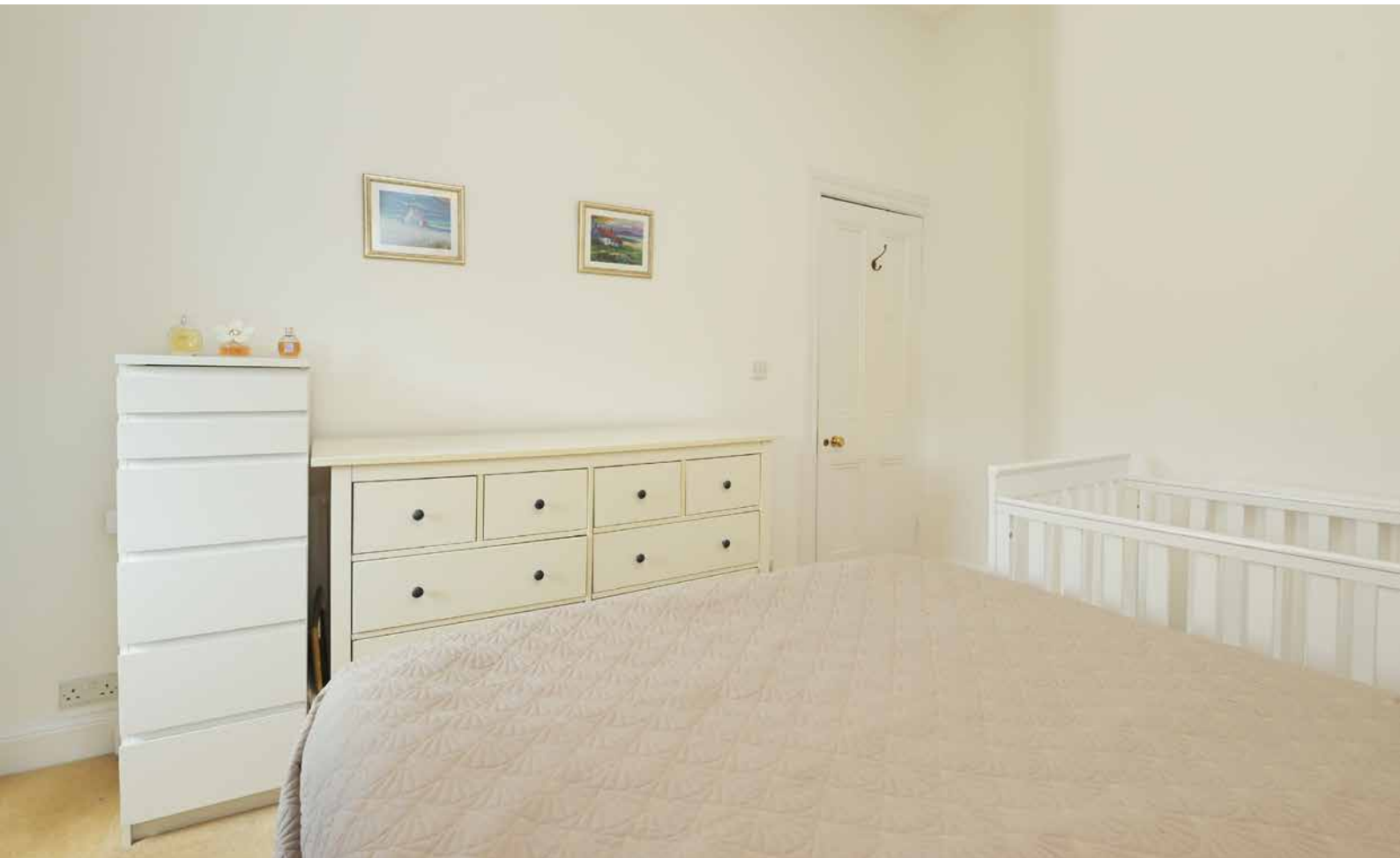
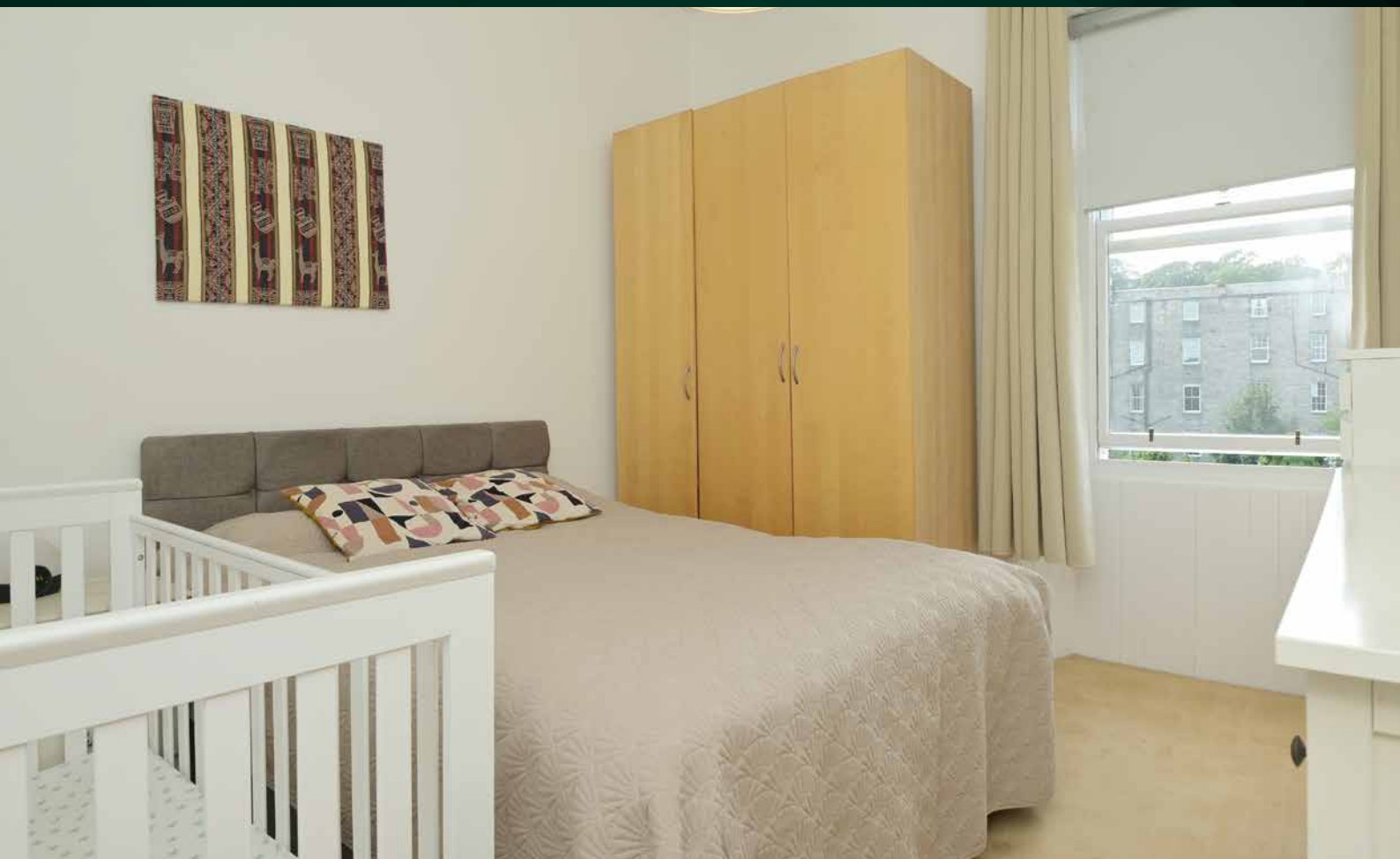
Positioned quietly to the rear of the building, the spacious double bedroom enjoys a peaceful outlook and ample room for a full range of freestanding furniture. The modern bathroom has been finished with a white suite that includes a mains shower over the bath. There is a heated towel rail and plenty of natural light.

Completing the accommodation is an invaluable box room that is currently arranged as a dressing room with fitted wardrobes but would make an equally excellent home office, hobby room or additional storage space. A cabin bed has been fitted which would be perfect for guests.

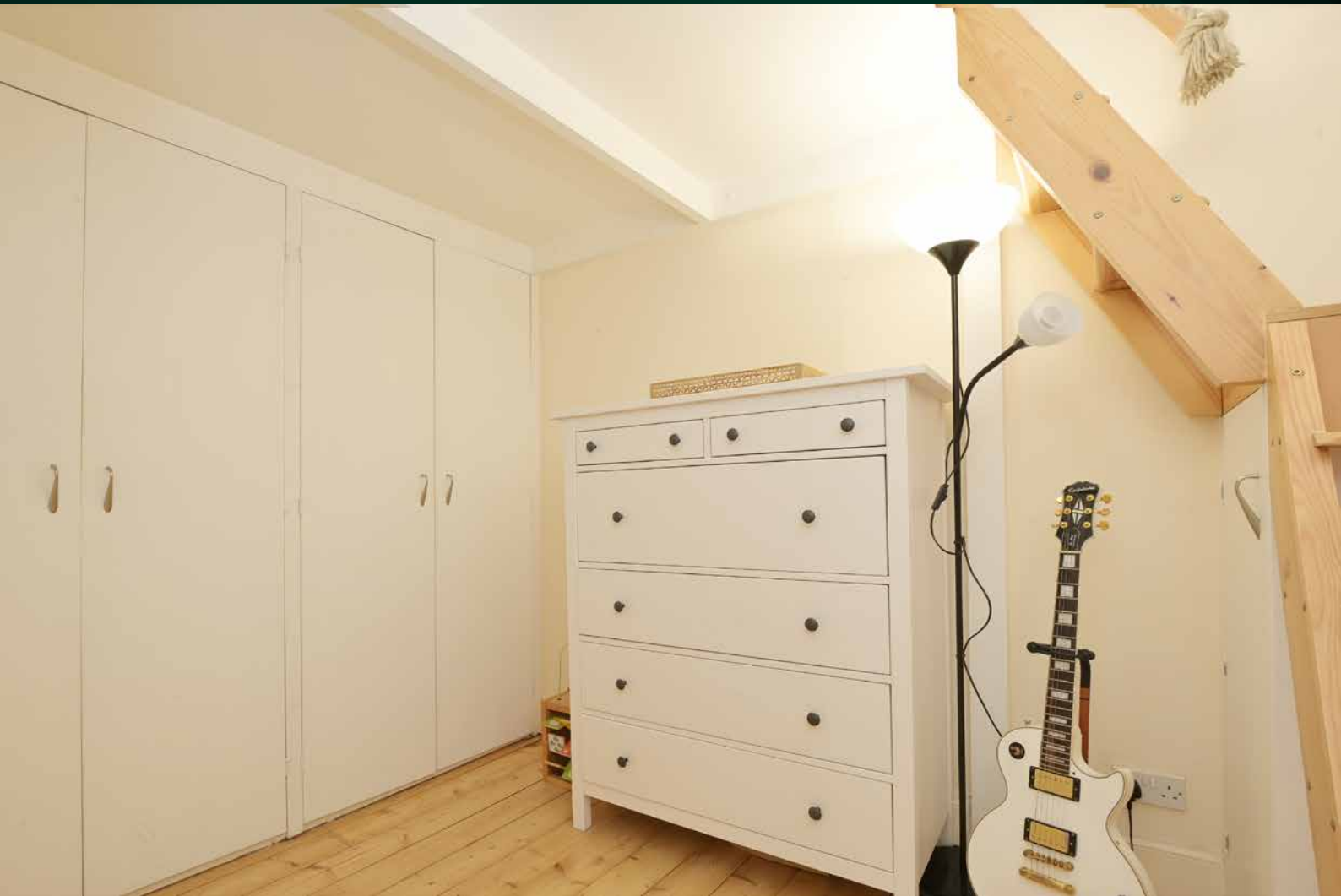
THE BATHROOM



THE BEDROOM



THE BOXROOM



an invaluable box room that is currently arranged as a dressing room with fitted wardrobes



The property further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

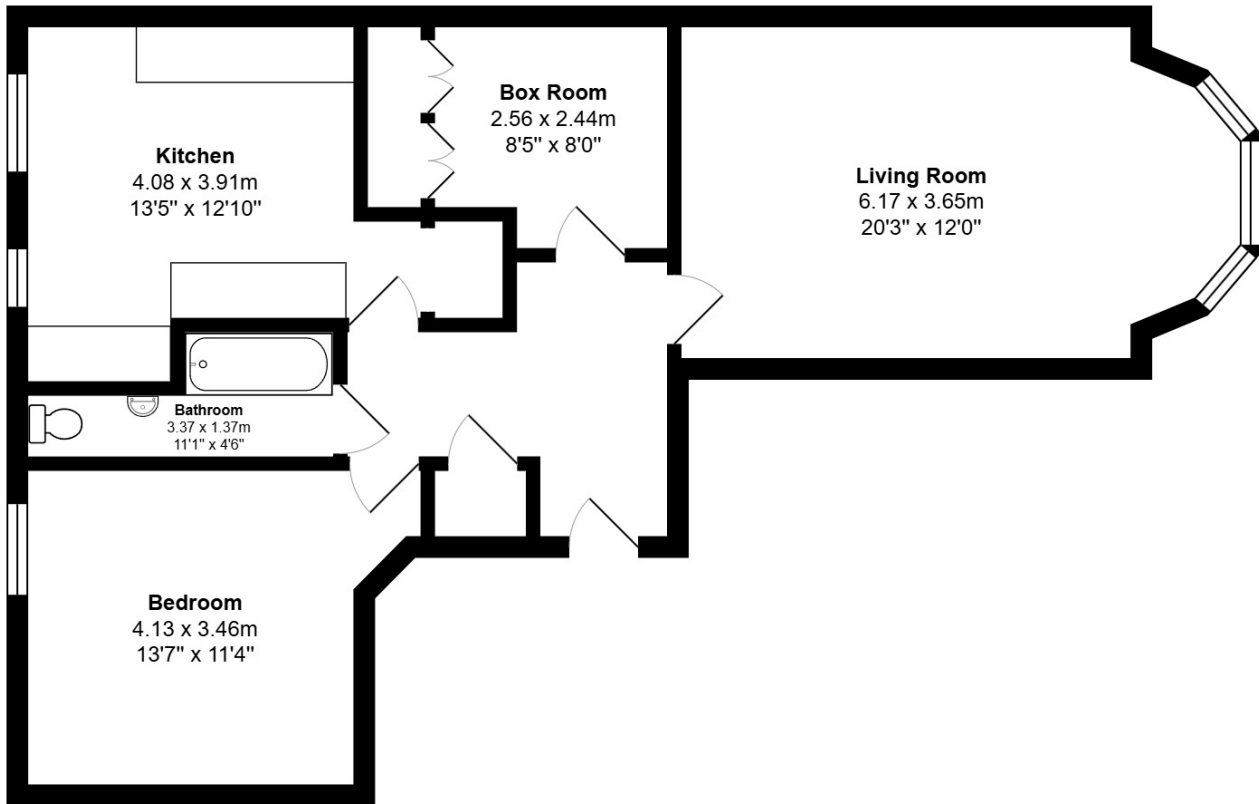
Externally, residents enjoy access to a beautifully maintained communal rear garden, providing an attractive outdoor space to relax. On-street permit and metered parking is available on Montgomery Street and the surrounding streets for those requiring parking.

Overall, this is a superb example of a traditional Edinburgh tenement flat that successfully combines period elegance with modern living, all within one of the capital's most desirable central neighbourhoods. It represents an outstanding opportunity for buyers seeking a stylish home in true move-in condition.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m² | EPC Rating: C



THE LOCATION

Brunton Gardens enjoys an enviable position on Montgomery Street in the heart of Edinburgh's vibrant Hillside district, offering the perfect balance of peaceful residential living and immediate access to the very best of the capital. Tucked away from the bustle yet only a short walk from the city centre, this highly convenient location is ideal for professionals, first-time buyers and those looking to enjoy everything Edinburgh has to offer on their doorstep. The area is exceptionally well served by an outstanding selection of amenities. Nearby Leith Walk has undergone significant regeneration in recent years and is now home to an excellent mix of independent cafés, artisan bakeries, restaurants, bars and specialist retailers. The world-class shopping, dining and leisure facilities of the St James Quarter are within easy walking distance, while the fashionable districts of Broughton, the New Town and the Shore provide an even wider choice of Michelin-starred restaurants, traditional pubs and stylish eateries.





For recreation, residents are spoiled for choice. The open green spaces of London Road Gardens and the historic grounds of Calton Hill are just moments away, offering spectacular panoramic views across the city. Holyrood Park and Arthur's Seat are also within easy reach, providing some of Edinburgh's finest walking and cycling routes.

The location is exceptionally well connected. The nearby tram line provides swift access to Edinburgh Airport and the west of the city, while regular bus services operate along Leith Walk and London Road. Edinburgh Waverley railway station is within comfortable walking distance, making Brunton Gardens an excellent base for commuters and those travelling further afield. For motorists, London Road provides straightforward access to the City Bypass, the A1 and Scotland's wider motorway network.

Combining a peaceful setting with outstanding connectivity, an abundance of local amenities and effortless access to Edinburgh's city centre, Brunton Gardens is a superb location that continues to be one of the capital's most desirable places to call home.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.