



12/9 Brunton Terrace, Hillside, Edinburgh, EH7 5EQ

Beautifully Presented & Spacious, Three Bedroom, Double-Upper Flat

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Property Description

Beautifully presented and spacious, three-bedroom, double-upper flat, forming part of an impressive traditional stone-built tenement. Located in the highly desirable and much sought-after Hillside district, lying within walking distance of the city centre.

Comprises an entrance and upper hall, living room, kitchen/dining, three double bedrooms, a family-size bathroom and a shower room.

Combining a tasteful mix of contemporary fittings and period details, highlights include tall ceilings, cornice-work, a front-facing bay window, a period-style fireplace and quality wood flooring. In addition, there is a modern fitted kitchen, exceptional bathroom suites, gas central heating and good storage provision.

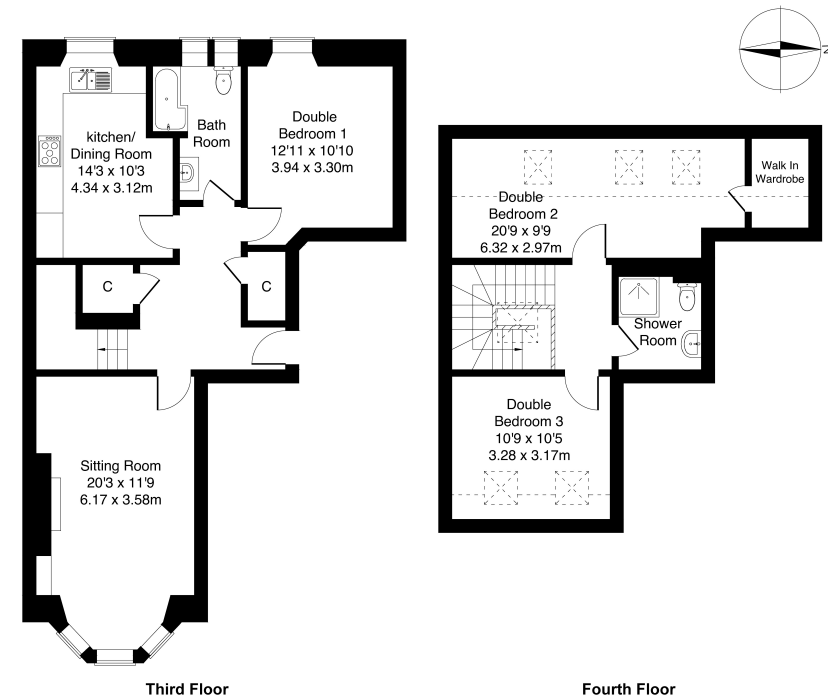
Within a superb location for access around the city, the property also benefits from a well-maintained shared garden to the rear and zoned parking.

A welcoming entrance hall affords access throughout, including the stairs leading to the upper hall and two built-in storage cupboards. Set to the front, the impressive living room features a bay window allowing plentiful natural light, a period-style fireplace, a central light fitting, spotlights, and an open press with shelves. To the rear, the kitchen offers ample space for dining, whilst modern fitted units include a sink with drainer, an integrated five-ring gas hob, oven, microwave, fridge/freezer, dishwasher and washing machine.

Also, on the lower level, bedroom one is set to the rear, finished with light neutral decor; whilst the family-size bathroom is fitted with a modern three-piece suite including a mains mixer shower over the bath, tiled splash walls and flooring, and a ladder-style radiator. On the upper level, two further double bedrooms are set to opposite aspects, similarly well-finished with carpeted flooring, Velux-style windows and spotlights, with bedroom two also featuring a walk-in wardrobe; whilst a modern shower room is set in between.

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Trade Marks and Services

Approximate Gross Internal Area: (1195 sq ft - 111 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Hillside is a high-amenity area with fine period architecture, lying within walking distance of the city centre's restaurants, shopping facilities and attractions, as well as the Omni Centre with a multi-screen cinema and The Playhouse Theatre. Leith Walk, Elm Row and nearby Broughton Street offer a good range of local shopping facilities, with a cosmopolitan selection of cafés, bars, and restaurants within a short radius. Edinburgh's historic Old Town and New Town are easily accessed, with extensive high-street shopping available on both Princes Street and George Street, as well as the new St James Quarter. The recently completed state-of-the-art Meadowbank Sports Centre is within walking

distance, providing a range of sports facilities; whilst Calton Hill, Holyrood Park and Arthur's Seat are all within close proximity and offer vast open green spaces for walks and recreation. Waverley Train Station is also within walking distance, and frequent bus services operate from London Road and Elm Row; with the new tram extension now operating from Edinburgh Airport to Newhaven.





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