



**27 (1F1) BRUNTON TERRACE
HILLSIDE
EDINBURGH
EH7 5EH**

**FIXED PRICE
£290,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**BRIGHT
AND SPACIOUS
FIRST FLOOR FLAT
IN A TRADITIONAL
TENEMENT BUILDING
CLOSE TO EXCELLENT
LOCAL AMENITIES AND
THE CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Bright and spacious first floor flat in a traditional tenement building situated in the popular Hillside residential area close to the City Centre. The popular Hillside area of Edinburgh offers a superb range of local shopping options and is within walking distance of Leith Walk, Elm Row and Princes Street. The Omni Centre features a multiscreen cinema as well as restaurants, bars and a health club.

Leisure facilities including Montgomery Park, Holyrood Park, Calton Hill and Meadowbank Sports Centre are all located close by. The St James Quarter and Waverley Railway Station are also within easy walking distance

Entrance to the flat is by way of a bright well maintained common passage and stair with the added security of an entry phone system.

Internally the flat benefits from gas central heating and double glazing and boasts attractive period features including a striking fireplace in the lounge, decorative cornice work and stripped and varnished wooden floors.

There is a well maintained communal garden to the rear of the building.

Please note the plate rack in the kitchen, the record player shelves in the living room and the two brass light fixtures in the hall and living room will be removed prior to completion of sale.



PROPERTY DETAILS

- * Welcoming entrance Hall providing access to all rooms. Entryphone handset. Storage cupboard. Cornice.
- * Bright and spacious lounge with bay window to the front with window seat providing additional seating and storage space. Feature fireplace with tiled cheeks and slate hearth housing living flame gas fire. Shelved display recess with storage cupboard below. Decorative cornice and rose. TV and telephone points. Stripped woodwork. Radiator. Stripped and varnished wooden floor.
- * Stylish and fully fitted Dining Kitchen with matching wall and base units. Integrated electric hob, oven and chimney style hood. The washing machine and dishwasher are included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Shelved pantry. Shelved recess. Ample space for dining table and chairs. Window to rear with window seat.
- * Utility Room with shelving and window to rear.
- * Good sized double bedroom with window to front. Cornice. Radiator. Space for bedroom furniture.
- * Useful Boxroom suitable for a variety of uses located off the hall and with access to the lounge.
- * Stylish bathroom with white three piece suite comprising bath with electric shower above, wash hand basin and WC. Frosted window to front. Radiator. Tiled floor.



EXTERNAL

There is a large communal garden to the rear with an attractive array of established plants, shrubs and trees.

Resident permit parking is available on application to The City of Edinburgh Council.



Energy Efficiency Rating: D



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

PHOTOGRAPHS & FLOORPLAN BY M. L. DOOLEY PHOTOGRAPHY 07730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

