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**18/7 BRUNTON TERRACE
HILLSIDE
EDINBURGH
EH7 5EQ**

This spacious top (3rd) floor flat displays a number of attractive features and forms part of Edinburgh's much sought after Hillside district.

Shared entrance, reception hallway, bay windowed sitting room, dining kitchen, double bedroom, boxroom and bathroom.

Gas central heating, double glazing and shared rear garden.



GENERAL DESCRIPTION

This spacious top (3rd) floor flat displays a number of attractive features and forms part of Edinburgh's much sought after Hillside district. The property's accommodation which requires some upgrading comprises – reception hallway with doors to all rooms; attractive front facing bay windowed sitting room; dining sized kitchen with window to the rear; double bedroom with rear facing window and fitted storage; versatile boxroom; four piece bathroom with rear facing windows and shower over the bath. The property's specification includes modern gas central heating and is double glazed. Externally to the rear there is a shared garden which is mainly lawn.

SITUATION

Brunton Terrace lies within the popular Hillside district on the east side of the City. This convenient position is well placed for access to a wide range of amenities, including a selection of popular restaurants, bistros, bars, Princes Street, the New St James Centre when built, Omni Centre and Edinburgh Playhouse, all within walking distance. An array of local shops on Leith Walk and Easter Road cater for every day needs, whilst the vibrant Shore area, Ocean Terminal, Meadowbank Retail Park offer more extensive requirements. The wide-open spaces of Montgomery Street Park, Leith Links, Carlton Hill and Water of Leith Walk & Cycle Pathway are ideal for pleasant walks. It is also worth noting the close proximity to the Scottish Parliament at Holyrood, Arthur's Seat and Royal Mile. Regular buses run to and from the City Centre and surrounding areas. The city bypass can be easily reached by car, with quick access to East Lothian and the main motorway networks, Edinburgh Airport and The Forth Road Bridge/ Queensferry Crossing. For the commuter, Waverly Train station and St Andrews Bus Station are a short distance away, with the York Place tram terminus at the top of Leith walk.





ACCOMMODATION

(All sizes approximate and at widest point)

SITTING ROOM	20'2" x 12'2"	6.16m x 3.71m
DINING KITCHEN	17'4" x 11'0"	5.28m x 3.35m
BEDROOM	13'3" x 10'11"	4.06m x 3.33m
BOXROOM	8'3" x 4'5"	2.53m x 1.34m
BATHROOM	10'6" x 4'6"	3.22m x 1.39m

ENTRY

By Arrangement.

PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

ENERGY EFFICIENCY RATING: D





Modern thinking for

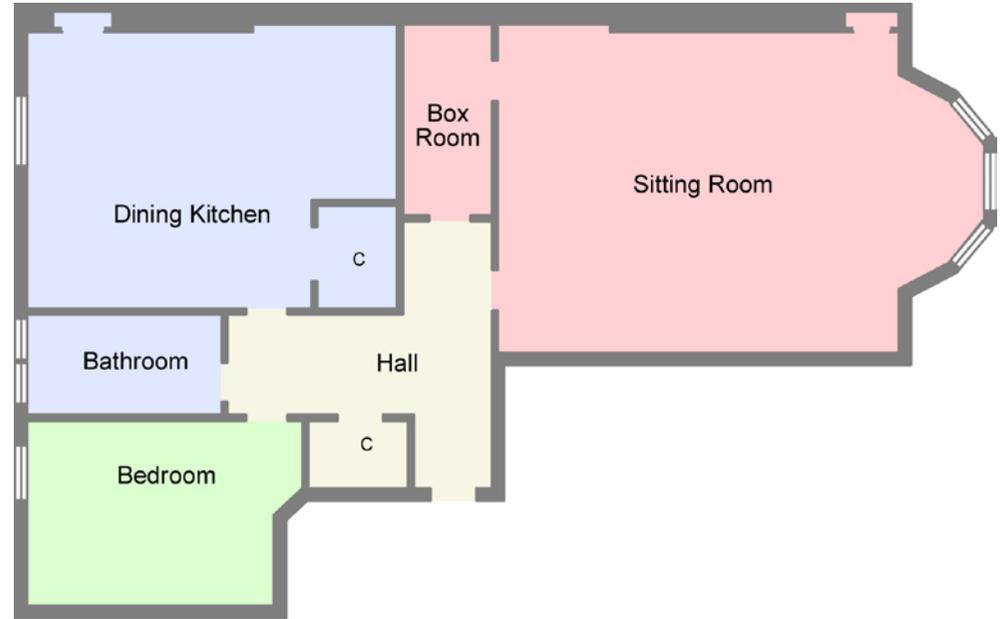


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NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



18-7 Brunton Terrace
Schematic Diagram only - Not to scale