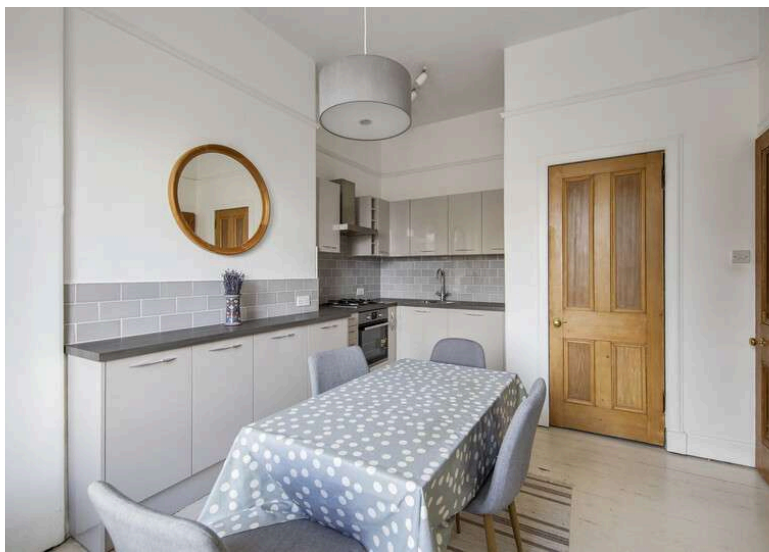
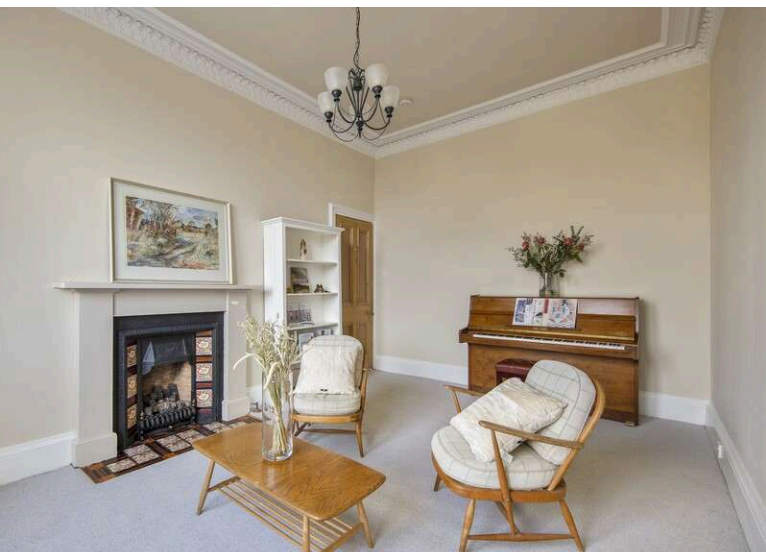




164/5 Brunton Gardens
Hillside, EH7 5ER



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164/5

Brunton Gardens

Highly desirable and lovely one bedroom 2nd floor flat in the sought-after area of Hillside.

- Ideal for a first time buyer, young professional or a couple
- Gas central heating
- Secure entry system and south-facing communal garden
- Fresh decor and move in condition
- Convenient location for all amenities and central Edinburgh on doorstep
- Zoned residents parking
- Lounge with feature windows
- Kitchen/dining room
- Bedroom
- Bathroom

Home Report: £240,000

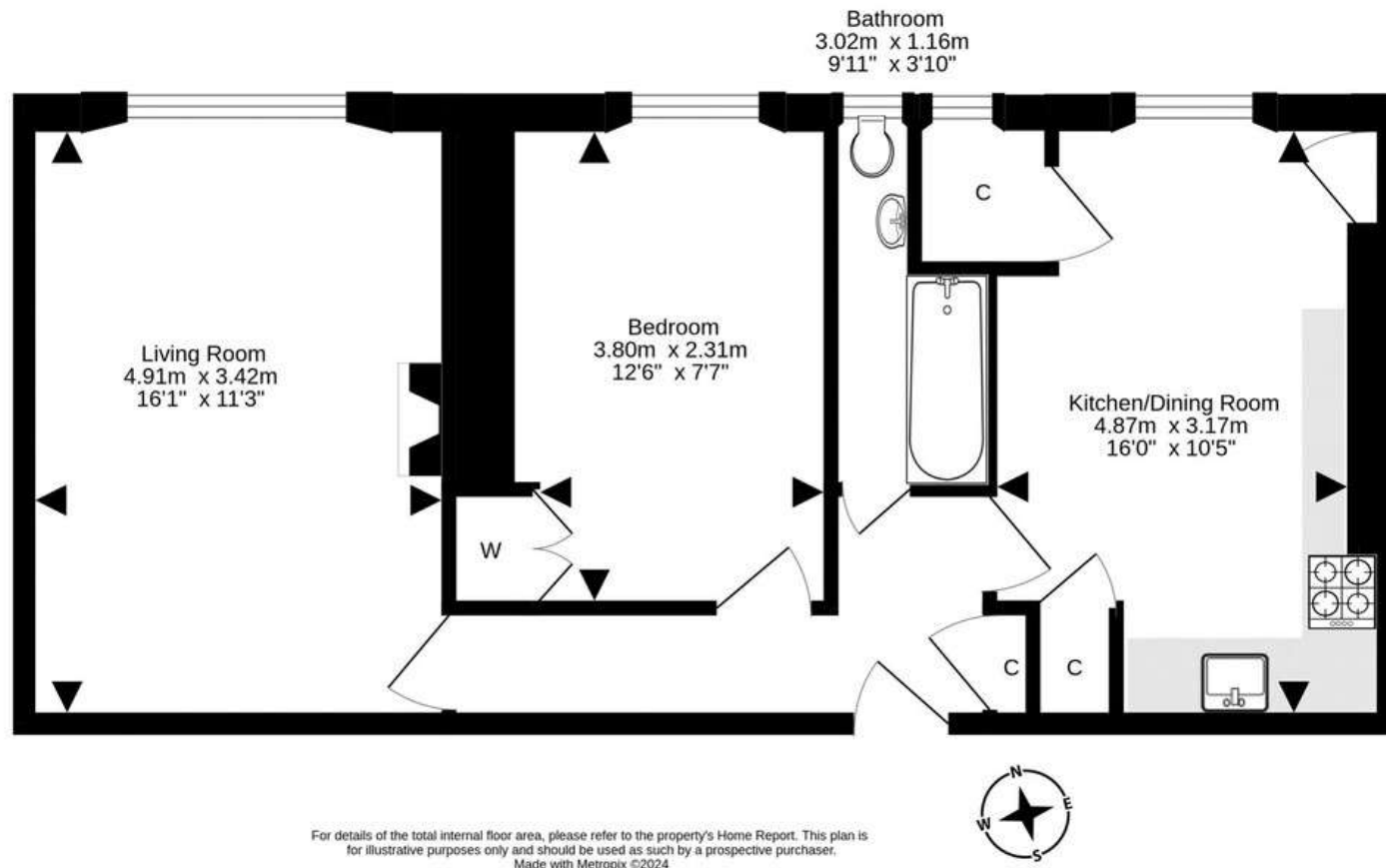
EPC Rating: C

Viewing is highly recommended for this one bedroom second floor flat forming part of traditional tenement in the vibrant area of Hillside in Edinburgh. This bright and tastefully decorated home is perfectly positioned to enjoy leafy outlook views to Montgomery Street Park with period features throughout. Ideal for a couple, first time buyer or a young professional, the property comprises an entrance hall, spacious lounge with feature fireplace, kitchen/dining room with utility room, double bedroom, bathroom with shower and ample storage.

The property is located off a well-kept common stairway with secure entry phone system and well maintained and south-facing communal garden. The property has gas central heating and extras to include white goods (electric oven, gas hob, washing machine and fridge/freezer), new carpets and curtains.



Hillside enjoys a fantastic location in the bustling East End of Edinburgh, close to the city centre with its world-class attractions and shopping facilities. The area is a hub of lively eating and socialising spots and is jam-packed with great restaurants, traditional pubs and modern style bars. There is an excellent range of local amenities including various independent food stores, a variety of retail outlets, a Post Office, medical centre and banks, and within walking distance is Princes Street, offering a wealth of designer and High Street shops. Edinburgh's historic Old Town and New Town are within walking distance and the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants and trendy bistros, is the ideal place to socialise. For picnics and tranquil walks the open spaces of Arthur's Seat, Holyrood Park and Calton Hill are all within easy reach and the nearby Omni Centre offers a range of entertainment and leisure activities including a multi-screen cinema, a gym and various restaurants. Many cultural activities are also on offer in the surrounding area including theatres, art galleries and museums. The area is well served by day and night buses with regular services to the city centre and is within walking distance to the tram line and Waverley Train Station, making commuting fast and convenient, no matter where you are travelling to.



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