



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 12/1 Brunton Terrace

Hillside, Edinburgh EH7 5EQ



# 12/1 Brunton Terrace

Located in the highly desirable Hillside area, just a short stroll from the Scottish Parliament, the vast green space of Holyrood Park, and the vibrant city center. This traditional first-floor flat boasts impressive Victorian proportions and period features, which showcases a stunning bay window, a classic fireplace, and stripped original floorboards that exude character and charm.

As you enter, you'll be greeted by a generous and inviting reception hall that leads to an elegant sitting room, where the magnificent bay window floods the space with natural light, perfectly complemented by the original feature fireplace. Positioned at the rear, the spacious kitchen/diner offers a perfect spot for family gatherings, complete with ample space for a large central dining table. There is a handy pantry and a utility space for added convenience. Retreat to the lovely double bedroom, presented with warm, relaxing decor and a tranquil aspect to the rear. The luxury shower room is a standout feature, featuring a large walk-in glass and chrome enclosure and a stylish chrome ladder radiator for that extra touch of elegance. Additionally, the hall provides clever storage solutions with a cupboard and a versatile box room, currently utilized as a dressing room, but ideal for a home office or extra storage.

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The property is factored by James Gibb. A quarterly charge of approx. £67.00 per quarter for stair cleaning and factor fee.

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**Home Report Value - £330,000**











Beautifully presented,  
traditional one  
bedroom flat,  
with impressive  
proportions





## Property Summary



- Situated in highly desirable Hillside
- Traditional first floor flat
- Impressive bay-windowed sitting room
- Generous kitchen/diner, with pantry & utility space
- Lovely double bedroom
- Stylish shower room
- Large box room
- Gas central heating
- Well-maintained, shared rear garden
- On-street parking - Resident permit Zone 1 & metred parking

EPC Rating - C | Council Tax Band - C

Extras: all fitted floor coverings, blinds, gas hob, oven, S/S chimney hood and dishwasher, to be included in the sale.



Let us help you find your next  
**dream property!**



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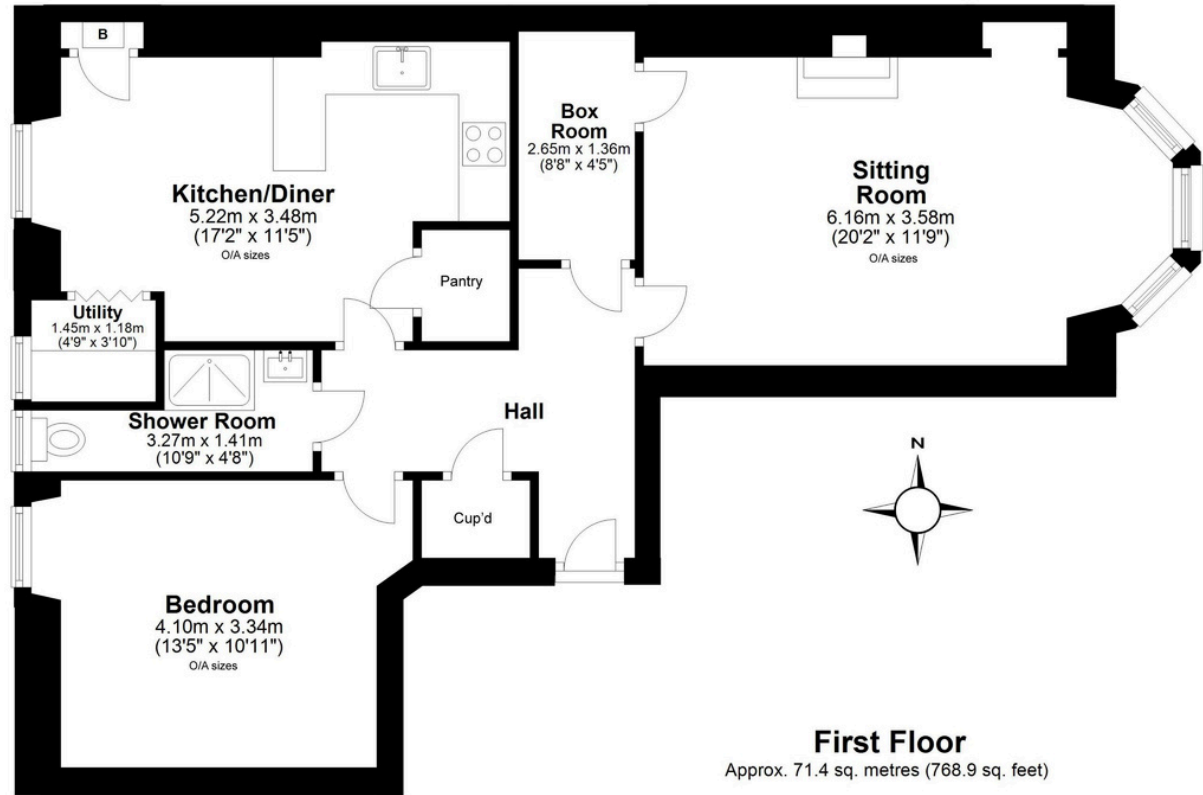
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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



MONTGOMERY STREET PARK

## Location

Hillside is an extremely sought after location, due to its elegant Georgian architecture, treelined streets and its proximity to the city centre (a mere 10 minute walk). At the heart of Hillside is Montgomery Park, a thriving community hub. Easter Road offer excellent local amenities. More extensive shopping can be found at nearby Meadowbank Stadium. Being so close to the city centre you have a wide choice leisure and entertainment opportunities, including easy access to the famous International and Fringe Festivals, closer to home you have the Playhouse Theatre, Omni Centre and Carlton Hill. More fabulous walks can be found at Holyrood Park, just a 10 minute walk. A wide choice of transport is available, from numerous regular bus services, the trams and Edinburgh Waverley Station (both a 10 minute walk), the trams offer a fast and efficient link to Edinburgh International Airport.