

COULTERS<sup>©</sup>

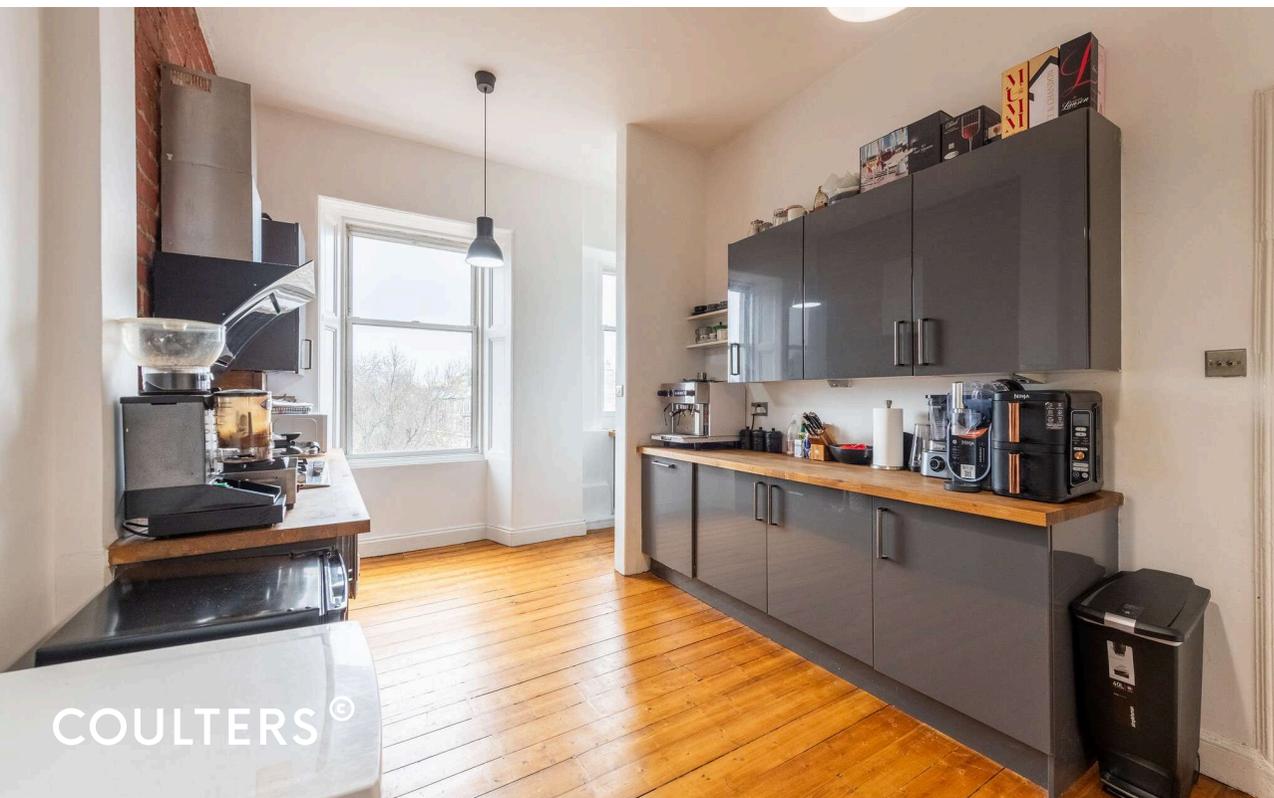
# 27/9 BRUNTON TERRACE

HILLSIDE, EDINBURGH, EH7 5EH

1 BED

1 BATH

1 PUBLIC



## TAKE A LOOK INSIDE

Set on the top floor of a traditional tenement, 27/9 Brunton Terrace is a bright and generously proportioned one bedroom flat located in the popular Hillside district of Edinburgh, just a short distance from the city centre.

The standout feature of the property is the impressive sitting room, where a large bay window frames open views across Montgomery Street Park and allows natural light to pour into the space. The room retains a number of attractive original details including decorative cornicing, a traditional Edinburgh press and a feature fireplace, giving the space both character and warmth.

## KEY FEATURES



Bright and spacious top floor flat.



One generous double bedroom.



Shared rear garden and beside Montgomery Street Park and London Road Gardens.



On street permit parking.



Within a short stroll of St James Quarter amenities.



Tram stop nearby.



EPC Rating - C



Council Tax Band - C



The kitchen is modern, spacious and designed to comfortably accommodate dining. It offers an excellent amount of cupboard storage and worktop space, along with a range of integrated appliances, creating a practical and well laid out area for cooking and everyday living.

To the rear of the property, the bedroom is well sized and provides a quiet and comfortable space. There is also a useful box room which offers flexibility and would work well as a home office, study or additional storage space. The bathroom is fitted with a contemporary three piece suite and includes a shower over the bath. The hallway also benefits from good built-in storage, adding to the practicality of the flat.





## THE LOCAL AREA

In the highly desirable Hillside area of Edinburgh. This prime position is just a short walk from the top of Leith Walk, St James Quarter and the city centre, making it ideal for both commuting and enjoying all the capital has to offer.

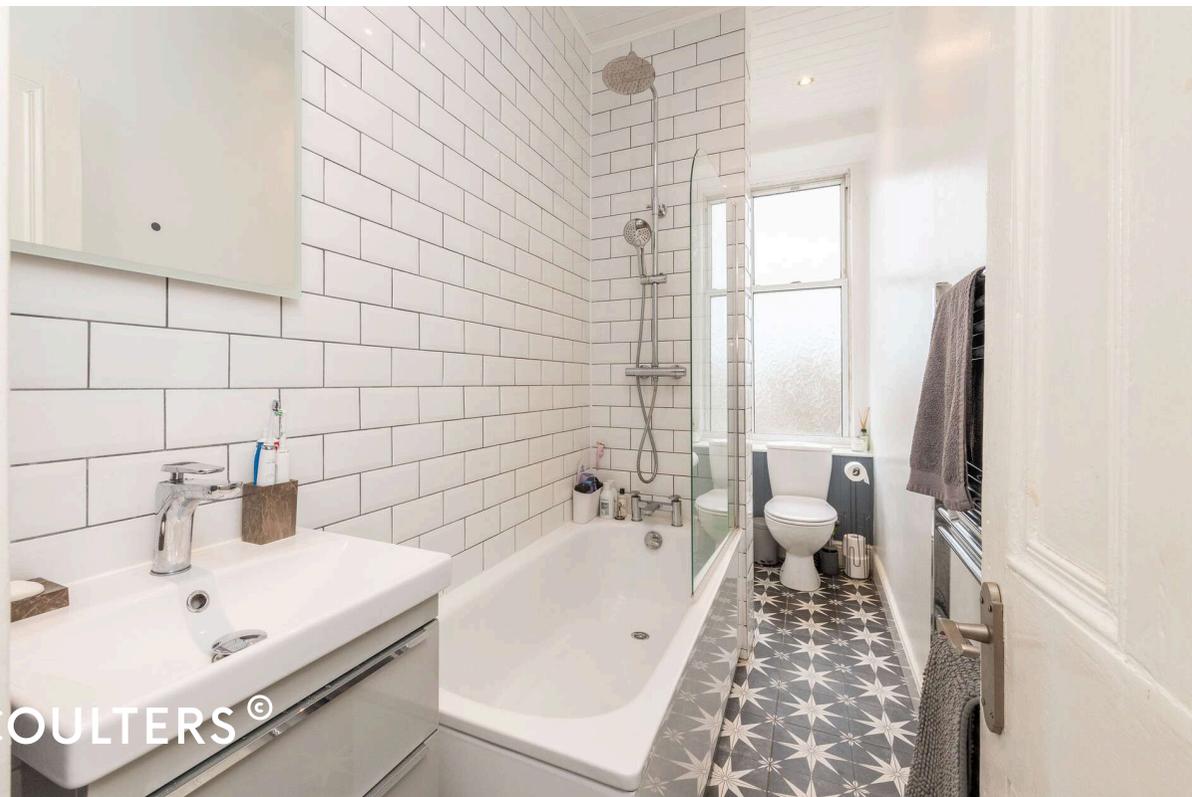
There are several attractive green spaces nearby, including London Road Gardens and Montgomery Street Park, while Calton Hill and Holyrood Park provide iconic open spaces for walking and recreation.

Excellent transport links are close at hand, with the tram line offering swift access across the city and direct connections to Edinburgh Airport, alongside a wide variety of bus services running along London Road and Leith Walk.

The area is also renowned for its vibrant café, bar and restaurant scene, with popular spots such as Herringbone, Twelve Triangles and Valvona & Crolla all within easy reach. For everyday shopping needs, Meadowbank Shopping Park provides a large Sainsbury's and Lidl, complementing the independent food stores and delis found throughout the neighbourhood.

## EXTRAS

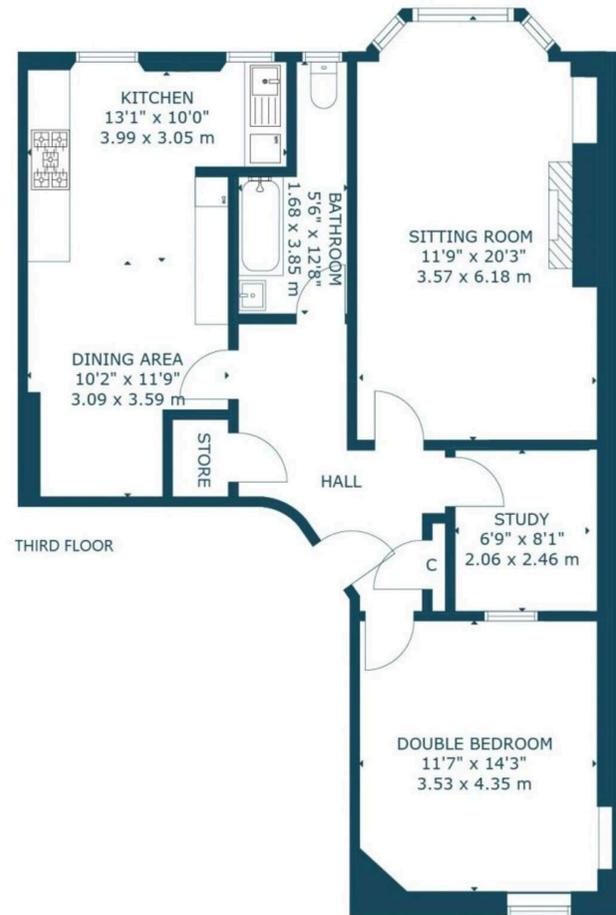
All blinds, fitted flooring, light fittings, bedroom wardrobe and integrated appliances are included in the sale price.



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**HOME REPORT VALUATION: £320,000**





27/9 BRUNTON TERRACE, EDINBURGH, EH7 5EH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 871 SQ FT / 81 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.