



3 BED



1 BATH



EPC

C

4A BRUNTON PLACE

Abbeyhill, Edinburgh, EH7 5EG

DAVIDSONSONS



Forming part of an A-listed Georgian building in Abbeyhill, by prominent Scottish architect William Playfair, this main-door lower ground-floor flat offers two/three bedrooms, a reception room, a large dining kitchen, a shower room, and a separate WC, plus private gardens and access to residents' permit parking. The flat's bright and spacious interiors give the new owner an exciting blank canvas to put their own stamp on, and it is situated within the UNESCO World Heritage Site New Town conservation area.

A set of stairs from street level leads down to a patio, where the flat's private front door opens into a long hallway with a two-piece WC, a large built-in storage cupboard, and a door opening out to the private rear garden. On your left, you step into a living room, illuminated by a south-facing, recessed sash-and-case window with working shutters and accompanied by cupboard storage. The room offers flexibility to be utilised as a third bedroom, if desired, owing to the large kitchen/dining/living room. The kitchen is fitted with modern wall and base cabinets, a granite-inspired worktop with matching splashback panels, and integrated appliances comprising an oven, hob, extractor fan, dishwasher, and microwave, and it is supplemented by an adjoining utility room with additional cabinetry, a sink, and storage space. The remaining space in the kitchen offers fantastic flexibility for lounge and dining furniture layouts, creating a wonderfully sociable room that is ideal for everyday life and entertaining alike.

PROPERTY FEATURES

- Main-door lower ground-floor flat in Abbeyhill
- Part of an A-listed Georgian building by William Playfair
- Situated within the New Town conservation area
- Entrance hall with WC and large storage cupboard
- South-facing living room/bedroom 3
- Large kitchen/dining/living room with utility room
- Two further double bedrooms
- Two-piece shower room
- Private front patio area
- Good-sized private rear garden
- Several storage cellars
- Controlled on-street parking (Zone N1)
- Gas central heating system

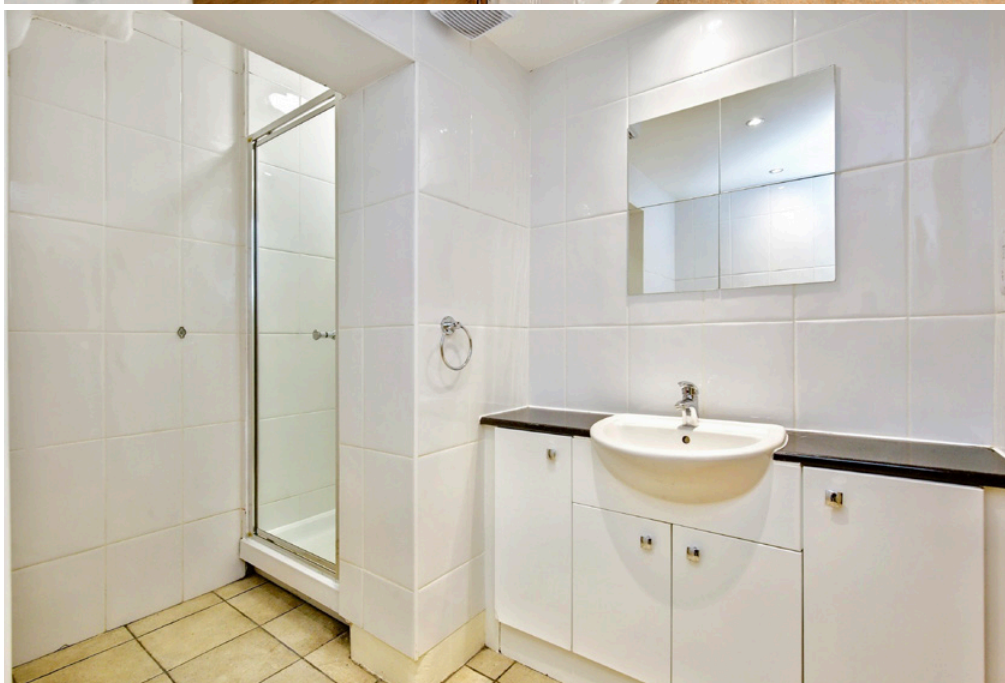




**SOUTH-FACING LIVING
ROOM/BEDROOM 3,
A LARGE KITCHEN/DINING/
LIVING ROOM WITH UTILITY
ROOM AND TWO FURTHER
DOUBLE BEDROOMS**







The flat has two further double bedrooms, both continuing the airiness of the preceding accommodation with high ceilings and generous floorspace for freestanding furniture. The sleeping areas also offer a blank canvas of neutral décor for the new owner to style to their own taste. Finally, a shower room completes the accommodation, comprising a shower enclosure and a basin set into storage with a mirrored vanity cabinet above. The flat is kept warm by a gas central heating system.

Externally, in addition to the low-maintenance front patio area, which has three storage cellars, the flat boasts a private rear garden with a good-sized lawn, a patio, a shed, and an additional cellar. Controlled on-street parking on Brunton Place falls under Zone N1.

Extras: The property shall be sold as seen.



ABBNEYHILL

Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, plus several additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1 billion development hosting world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which provides everything from multi-purpose sports halls and athletic tracks to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, all affording panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.



SOLICITORS, ESTATE AGENTS
AND NOTARIES PUBLIC

FOR MORE INFORMATION
PLEASE CONTACT:

T: 0131 558 9999

E: iainhaigh@davidsons-solicitors.co.uk

F: 0131 557 3139

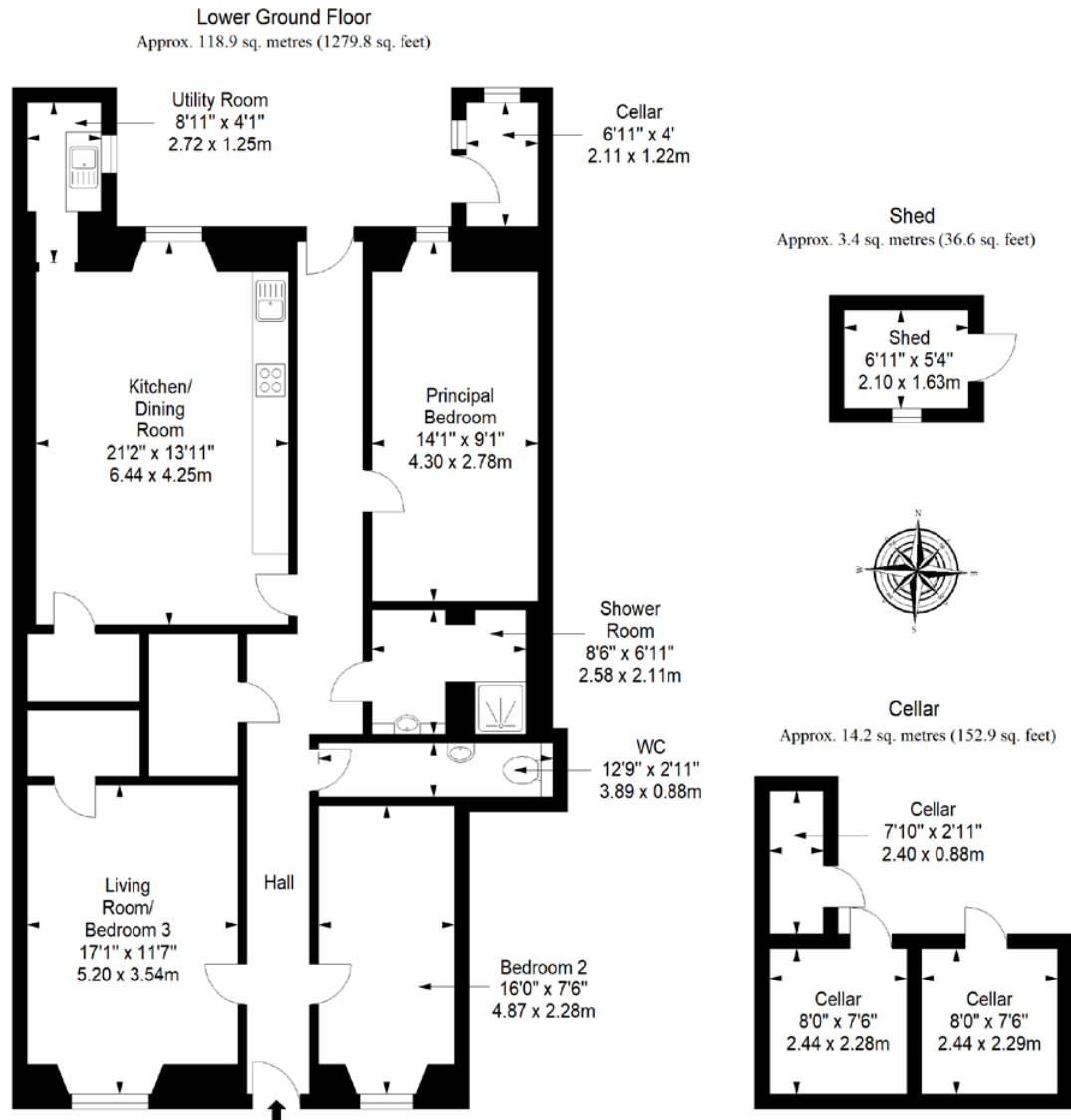
35 Albany Street
Edinburgh
EH1 3QN

DX 551061 Edinburgh 6



DISCLAIMER

These particulars do not constitute any part of an offer or contract. All statements contained herein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.



Total area: approx. 136.5 sq. metres (1469.3 sq. feet)