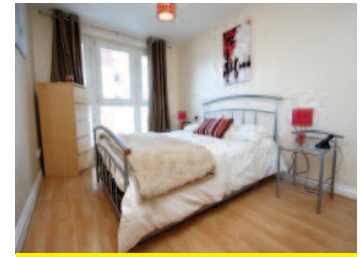




NEILSONS



25/21 Brunswick Road, Easter Road, Edinburgh, EH7 5GY

Fixed Price: £160,000



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Fixed Price: £160,000



- **Contemporary second floor flat**
- **Established modern courtyard development**
- **Secure video entrance, stairs & lift to all floors**
- **Welcoming reception hall**
- **Lovely bright lounge with door to balcony**
- **Stylish well laid out breakfast kitchen**
- **2 well appointed bedrooms**
- **Built in storage/wardrobes**
- **Attractive bathroom/shower**
- **Gas central heating & double glazing**
- **Secure underground parking**
- **Secure resident's fitness suite**
- **On call concierge service**
- **Viewing highly recommended**

PROPERTY DESCRIPTION

This contemporary second floor flat forms part of an established modern courtyard development within the much sought after residential area of Brunswick, close to excellent local day to day amenities. Secure video entrance with stairs and lift to all floors,

reception hall, lovely bright lounge with corner window formation and door giving access to an attractive balcony with ample space for a bistro table and chairs. The large breakfast kitchen comprises ample modern base and wall mounted units with co-ordinating work surfaces and splash backs. There are two bright well appointed bedrooms and appealing partly tiled bathroom comprising white three piece suite with shower unit over bath together with glazed shower screen. The bathroom also features a built in vanity unit with wall mounted mirror and plinth display lighting. There is gas central heating, double glazing and built in storage/wardrobes. The factored building is situated within landscaped communal grounds and further benefits from secure underground parking and a residents' fitness suite together with an on call concierge service.

LOCATION

Brunswick Road lies between the high amenity areas of Leith Walk and Easter Road with a variety of great restaurants, cafes, bars, newsagents, bank, hairdressers, beauty salons,

metro superstores and post offices all within the immediate vicinity. Good public transport gives easy access to the surrounding areas and the City Centre, Playhouse Theatre, Virgin Active Health Club, Vue multi screen cinema and the Omni Centre, as well as Harvey Nichols, luxury shopping in Multrees Walk and the St James Centre. The cosmopolitan Shore area of Leith offers an array of bistros and restaurants, with the Ocean Terminal Shopping Complex providing a number of high street named stores.

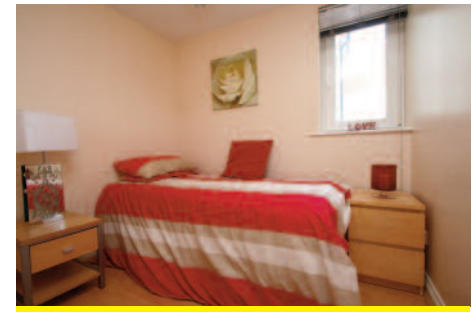
EXTRAS

All fitted floor coverings will be included in the sale together with the electric hob, oven, extractor canopy, washer/drier, fridge/freezer and dishwasher.

VIEWING

By appointment through Neilsons (0131 625 2222)

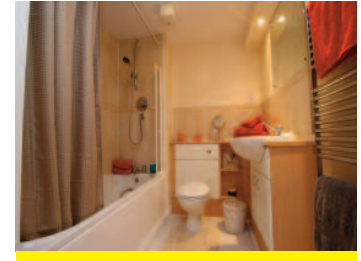
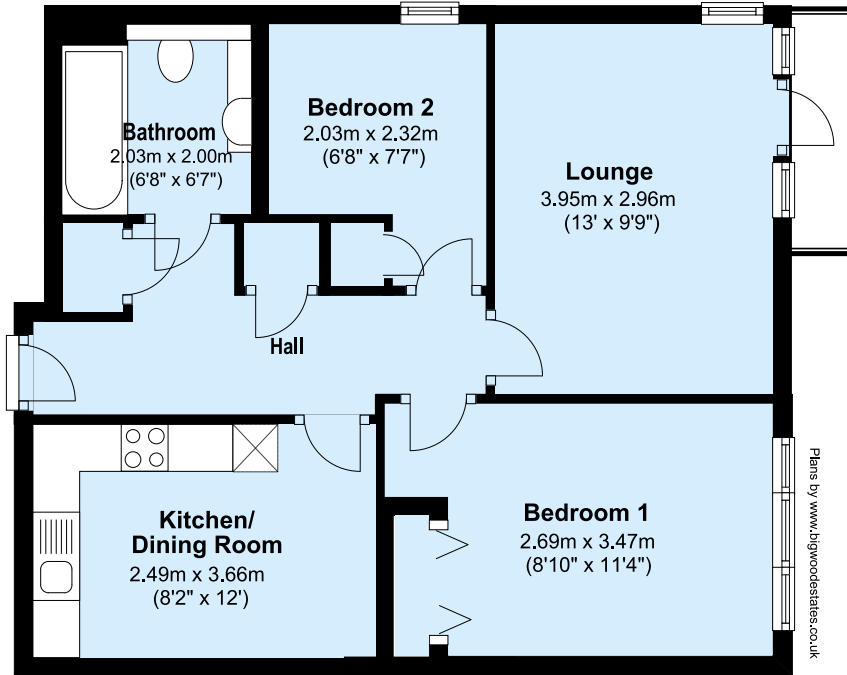
EPC Band - C



Second Floor
Approx. Gross Internal Area
48.3 SqM – 520.0 SqFt



Plan Not To Scale. For Identification Purposes Only.



Neilsons Solicitors, 142 St John's Road, Edinburgh EH12 8AY TEL: 0131 625 2222 FAX: 0131 476 0448

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.