



Location

The property forms a part of a modern Apartment Complex in Brunswick which is a popular residential area lying between Leith Walk and Easter Road. As you would expect, there is an excellent range of amenities close by with shops, bars, supermarkets, cafes and restaurants. There are excellent transport links both to the City centre and to surrounding areas. A diverse range of recreational activities is available with cinemas, leisure complexes and theatres all close at hand. The Development is a short distance from the historic Edinburgh City centre with all the attractions this has to offer.

Accommodation

- Lift access
- Reception Hall
- Lounge with door to balcony
- Kitchen/Dining Room
- Master Bedroom with door to balcony
- Second double Bedroom
- Bathroom
- Gas Central Heating
- Double Glazing
- Store
- Balcony
- Secure underground parking

Home Report

Please visit: www.allingham.co.uk or www.espc.com

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





General

This beautifully presented modern apartment forms part of the small modern Development in Brunswick. The property is entered by a secured entrance doorway and the block features underground parking. There is lift access to the apartments with this property located on the second level.

The stylish and beautifully presented apartment features a lounge which enjoys an open outlook across the grounds of the Development and has a door opening onto the balcony. The kitchen is equipped with a range of wall mounted and base units in a simple timber finish with tiled splashback, stainless steel sink and drainer and it has fitted appliances. The bedrooms are both of generous proportions and feature built-in wardrobes. The master bedroom also features a door opening onto the balcony.

The bathroom is equipped with a three piece suite.

Parking

The Development has visitors parking. There is private parking for residents use in a secure underground car park.

Gym

The properties in this Development have private residents access to a gym and concierge.

Factoring

The property is factored by Life Property Management with an approximate £1,200 annual charge.



ALLINGHAM & CO

traditional values | modern practice

LOCAL PROPERTY CENTRES

MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ
TEL: 0131 447 9341

COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH
TEL: 0131 447 9341

BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ
TEL: 0131 447 9341

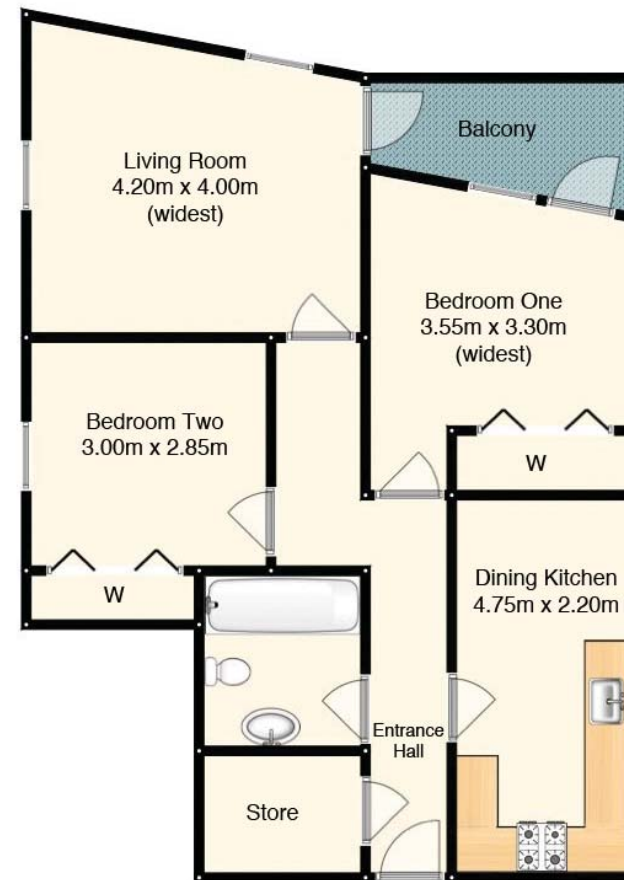
Fax Property – 0131 452 9383

Email Property – property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
69.8m²

