

**4 Flat 12 Brunswick
Road
Edinburgh EH7 5NG
Offers Over £200,000**

- Large living room featuring ornate corning, centre rose, decorative fireplace and useful box room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven
- Large double bedroom
- Shower room fitted with two-piece suite
- Gas central heating and double glazing throughout
- Communal garden
- Residents permit parking

Council Tax Band: C
Tenure: Freehold
Shared Ownership: No



Flat

Blair Cadell are delighted to present this exceptional top-floor tenement flat, perfectly positioned at the top of sought-after Leith Walk. Offering excellent transport links to the city centre and beyond, this charming property is ideal for a variety of buyers, and early viewing is highly recommended.

The accommodation boasts a beautifully bright living room, enhanced by elegant period features, including ornate cornicing, a centre rose, and a working gas fireplace—creating a warm and inviting space for relaxation. A generous box room off the living room provides valuable additional storage or potential for a home office. The spacious kitchen/diner is fitted with an array of floor and wall-mounted units, a gas hob, an electric oven, and white goods available by separate negotiation. The flat also features a well-proportioned double bedroom and a stylish shower room with a two-piece suite and electric shower. Further benefits include gas central heating and double glazing throughout for optimal energy efficiency. The property also offers two useful storage cupboards in the hallway and access to a well-maintained communal garden at the rear. Residents' permit parking is readily available.

Leith Walk is a vibrant and well-connected area, with Edinburgh's city centre reachable on foot in approximately 20 minutes or via frequent public transport. The city bypass is easily accessed at Newcraighall, providing links to the A1, Edinburgh Airport, and the wider motorway network. The recently extended tram service, just a short walk away, offers further connectivity with the property just a one minute walk from McDonald Road stop. The local area is home to an excellent range of amenities, including a Tesco superstore, Ocean Terminal shopping centre, and the newly opened St James Quarter, offering a mix of high-street retailers, restaurants, and entertainment options. Recreational facilities abound, with nearby Leith Links, The Playhouse Theatre, the Omni Centre, and an array of popular bars, cafés, and restaurants—making this a perfect location for those who enjoy an active social scene.

Viewing by appointment on 0131 337 1800

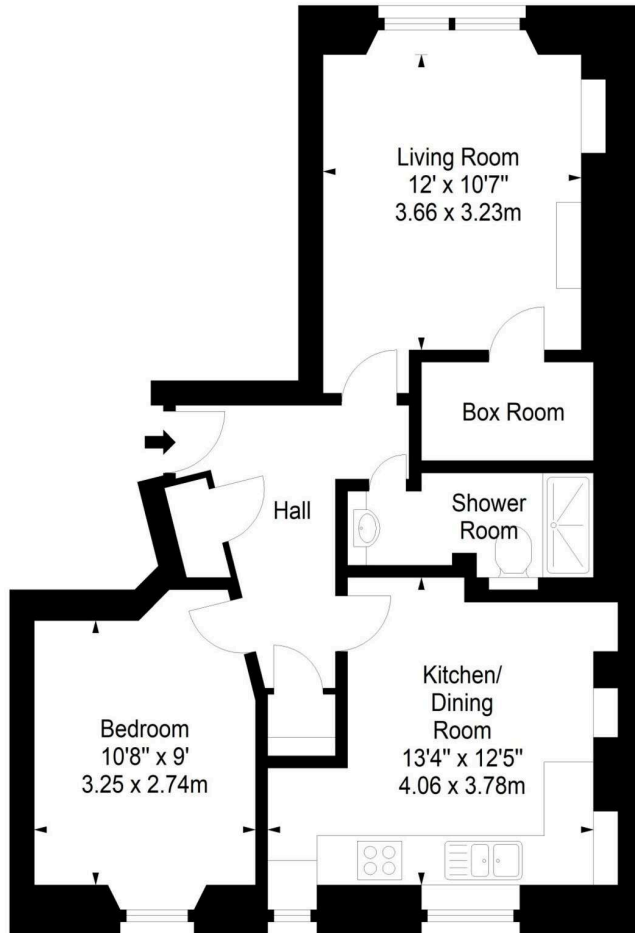




Brunswick Road, EH7 5NG



Approx. Gross Internal Area
571 Sq Ft - 53.05 Sq M
For identification only. Not to scale.
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Third Floor



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