

A photograph of a four-story terraced house on Brunswick Street, Edinburgh. The house is light-colored with a grid of windows. A semi-transparent white rectangle is overlaid on the center of the image, containing the address. The sky is blue with some clouds, and a tree is visible on the left.

12/11
Brunswick Street
Edinburgh
EH7 5JD





This stylish and contemporary three-bedroom duplex apartment is perfectly situated in Edinburgh's Hillside on the border of the historic New Town. Immaculately presented and in an exclusive development, it is in ready to move in condition having recently been upgraded. Its superb location offers the best in cosmopolitan city living and boasts a range of retail and leisure amenities as well as swift access to Edinburgh's New Town and city centre. This property is a unique opportunity not to be missed and would be perfect for a couple or young professional.

- Spacious duplex apartment
- Well-presented, modern interiors and neutral décor
- Secure shared entrance and lift service
- Hallway with storage and WC
- Open-plan refitted kitchen, living, and dining room
- Light-filled landing with dining area
- Spacious double bedroom with built-in wardrobe
- Stylish bathroom with shower-over-bath
- Two further bedrooms (one with Ensuite)
- Communal roof terrace with Calton Hill views
- Allocated parking space in a secure garage
- Gas central heating and double glazing





















The subjects are located in the highly regarded Hillside area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Leith Walk, Easter Road and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The flat is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas, including the tram extension linking the Airport to Newhaven via nearby Leith Walk. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also within easy reach.

Extras: All fitted floor coverings, integrated appliances, window coverings and light fittings will be included in the sale.

EPC Band- C

Council Tax Band- G

Factor- Simply factors approx. £144 per month

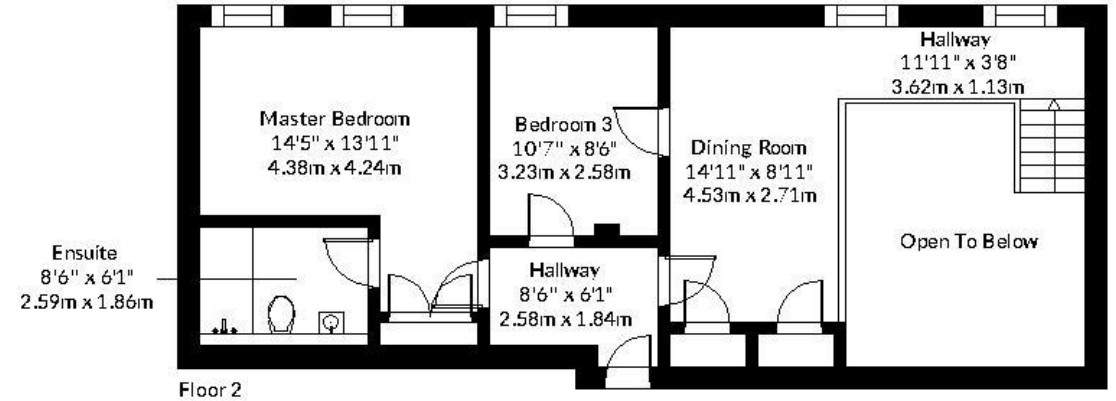
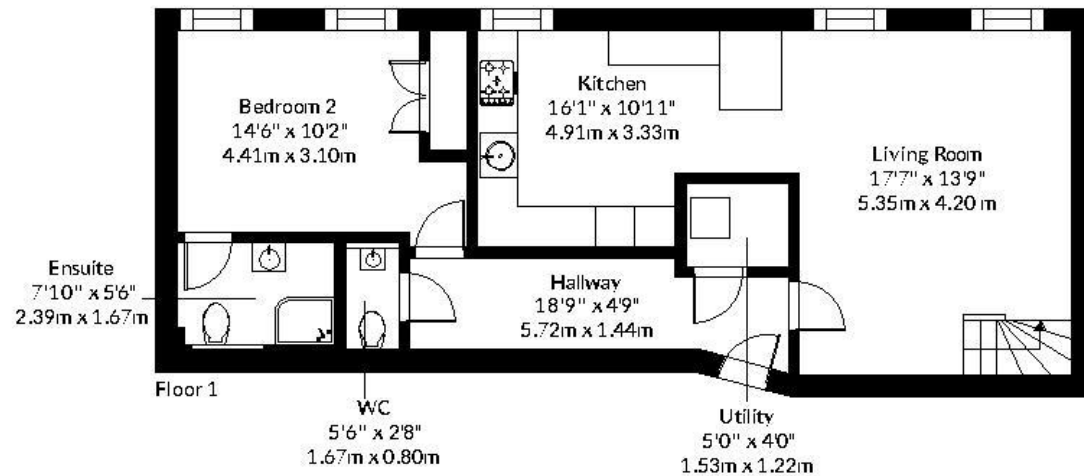
Parking- Allocated parking space in secure basement car park

Photos taken: May 2025









vistaBee

This plan is for layout guidance only and is not drawn to scale, whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2025

