



33/14 Brunswick Road
BRUNSWICK | EDINBURGH | EH7 5GU


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solicitors & estate agents



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Beautifully presented two-bedroom second-floor flat, forming part of a popular and established modern development in the thriving Brunswick area to the East of Edinburgh. Offering bright, spacious accommodation with contemporary finishes throughout, this superb property is an ideal choice for first-time buyers, young professionals, or anyone seeking a move-in-ready home with excellent commuter links and everyday amenities close at hand. The property is accessed via a secure shared entrance and well-kept communal stairwell/lift, leading to a welcoming hallway with two storage cupboards.

The property comprises a bright and spacious living room with a balcony to the front of the building and stunning views over Calton Hill, there is a fully fitted kitchen that currently comprises the electric hob, oven, fan, fridge/freezer, washer/dryer and there is plenty of space for dining. There is also two well-proportioned bedrooms, the main with a built in wardrobe and an en-suite shower room. Completing the accommodation is the bathroom with bath and WC. Further benefits include gas central heating, double glazing and externally, the property is set within attractively landscaped communal grounds, with access to an on-site residents' gym and secure underground residents parking. Early viewing is highly recommended.

- Beautifully presented second-floor flat.
- Immaculate move-in condition, bought as a second home with only ever having 1 owner.
- Spacious living room with stunning views of Calton Hill
- Fully fitted kitchen with integrated appliances (integrated dishwasher included)
- Two well-proportioned bedrooms, one with an en-suite
- Bathroom with bath and WC
- Excellent storage throughout, including hallway cupboards
- Gas central heating and double glazing
- Well-maintained shared garden grounds
- Private underground residents' parking
- Access to an on-site resident's gym

Energy Rating B, Council Tax E

Factor Fees are approximately £518 per quarter which is payable to James Gibb Residential Factors.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

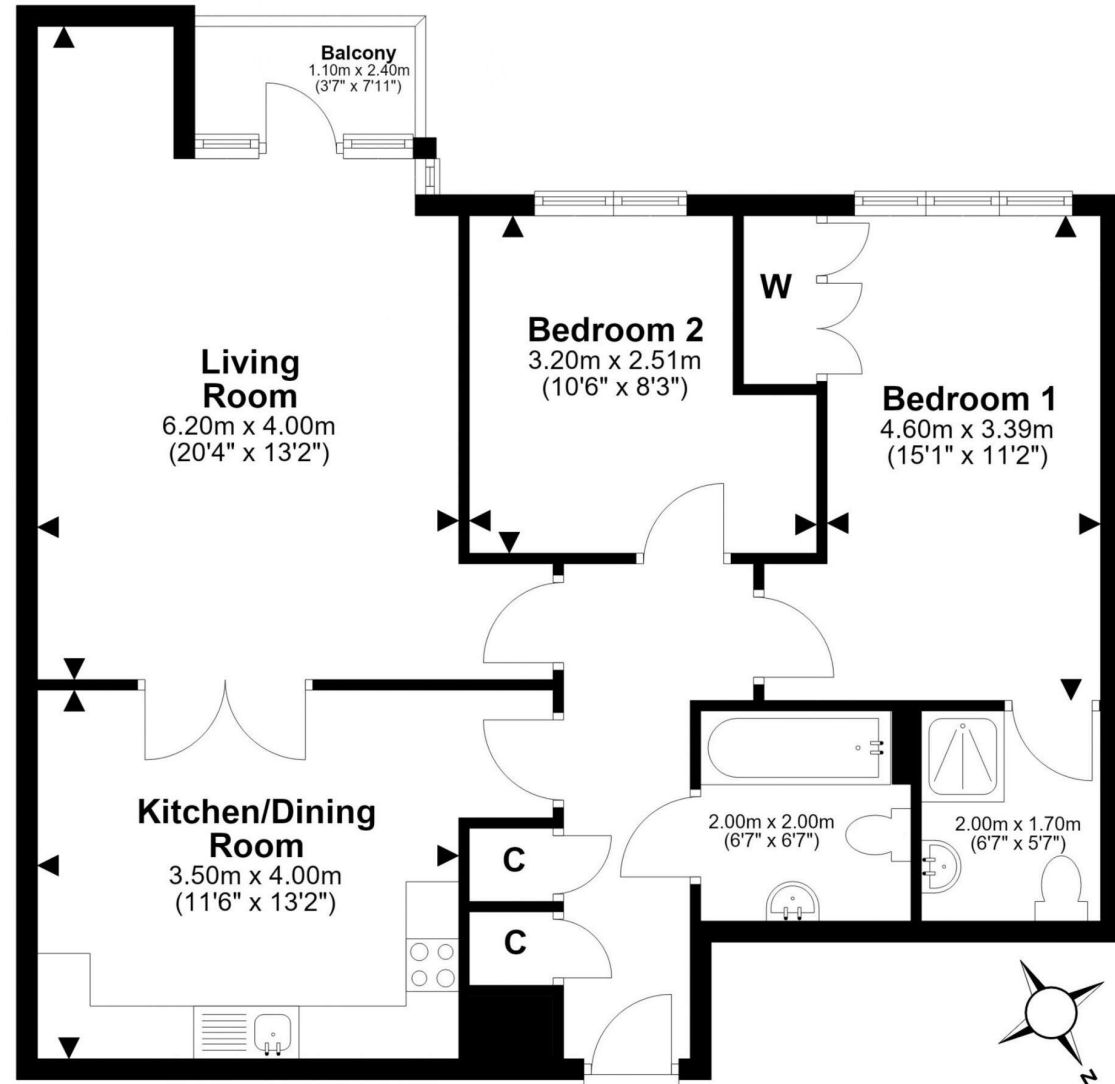


All fixtures, fittings (excluding the photos on the walls), curtains and integrated appliances are included in the sale.

All other furniture may be available through separate negotiation.

The popular Brunswick area of Edinburgh lies to the east of the city centre. There is a superb range of local shopping outlets on hand, whilst Princes Street, Multrees Walk and George Street offer a range of high end luxury brands. The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and Virgin Active Health Club, can all be reached on foot. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Princes Street Gardens, Calton Hill and Arthurs's Seat/Holyrood Park. Brunswick is well-connected, with regular bus links to other parts of the city. It is located close to the tram stop at Leith Walk (MacDonald Road stop), linking it to all parts city and the airport. UK-wide connections are available at Waverley Station, which is within walking distance, and for those travelling by car, the city bypass is within easy reach. Edinburgh International Airport is about 9 miles away.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.