



Solicitors & Estate Agents



Offers Over

£245,000

45/2 Brunswick Road

Hillside | Edinburgh | EH7 5PD

This impressive, well presented 1st floor flat forms part of a handsome traditional tenement in the sought after Hillside district of the city, with excellent amenities and transport links on hand and within walking distance of the city centre.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
Separate WC
-  Communal Garden
-  Permit/metered Parking
-  EPC Rating – C
-  Council Tax Band - C



Description

Offered to the market in move-in condition, this delightful, generously proportioned home provides an ideal purchase for the professionals or investors alike, seeking a stylish home in an excellent central location and merits internal viewing to be fully appreciated. Access is via a secure entry system into the communal stairwell with Flat 2 located on the first floor and comprising; welcoming hallway, good sized, front-facing reception room with feature fireplace and Edinburgh press. There is a well-appointed dining kitchen with aspect to the rear, fitted with ample wall and base units, Belfast sink with cooker, washing machine and fridge freezer included in the sale. The principal bedroom is fitted with built-in wardrobes, there is a further double bedroom, a WC apartment and a separate stylish shower room with two piece suite including a wash hand basin set within contemporary vanity unit and a shower cubicle housing the Rainfall dual shower. Further benefits include gas central heating and double glazing.



Extras

The fitted floor coverings and blinds will be included in the sale together with the cooker, fridge freezer and washing machine. Other items of furniture may be available by separate negotiation,

Externally

There is a communal garden located to the rear and for the car owner, permit and metered parking is available in the area.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

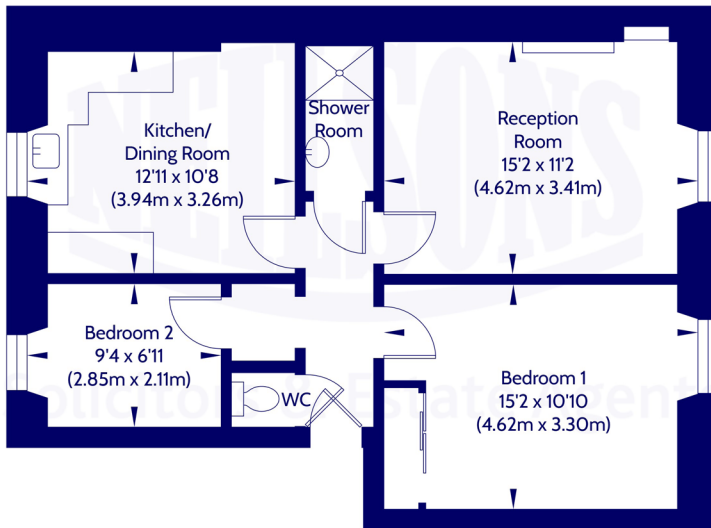
Brunswick Road forms part of the cosmopolitan Hillside district of Edinburgh which enjoys a fantastic central location less than a mile from the City Centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity and both Princes and George Street are within comfortable walking distance. Frequent bus and tram services provide links to many parts of the City and Waverley railway station is close at hand. For those travelling further afield, the City Bypass is also easily accessible providing links to central Scotland's main motorway network. There is an abundance of entertainment opportunities nearby, including The Playhouse and the Omni Centre which houses a multiscreen cinema, a Nuffield Health Fitness & Wellbeing Gym and an excellent choice of restaurants.





Approx. Gross Internal Floor Area 59 Sq M / 631 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

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