



4/4 Brunswick Street
HILLSIDE | EDINBURGH | EH7 5JD

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Nestled in a luxury development in the heart of sought-after Hillside and seamlessly renovated to an impeccable standard is this spacious second floor apartment. Boasting an allocated underground secure parking space, a communal roof terrace with panoramic views from Calton Hill across to the Firth of Forth and lift access this property would make an ideal buy just a short stroll to the city centre, tram and bus stops and the St James' Quarter.

The accommodation comprises a welcoming and wide welcoming hallway with a deep storage cupboard, a bright dual aspect lounge/kitchen with generous dining space, an attractive kitchen section with luxury units, appliances and worktops and ample living space. Flowing from the living space or accessed off the hall is the 3rd double bedroom, snug or ideal home office giving the home an enviable flexible layout. The twin windowed master bedroom enjoys built-in wardrobes and a cupboard and an elegant en-suite bathroom with shower over bath, a second well-proportioned double bedroom a further built-in wardrobe and the flat is completed by a stylish main shower room.



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





Externally there are two communal roof terraces accessed from building 12 with one offering views towards Calton Hill and the other offering skyline vistas from the Firth of Forth to Fife. The secure, underground, allocated parking space is close to the lifts.

- Modern second floor apartment with manicured communal grounds
- Two roof terraces with panoramic views
- Secure underground allocated parking
- Lift access and secure entry
- Welcoming hallway with generous storage
- Bright dual aspect and large living/dining/kitchen area full of natural light
- Three well-proportioned bedrooms (two with built-in wardrobes)
- Two stylish bathrooms

Energy rating B, Council Tax Band G.

Fees payable to factor approx. £101.63 per month, with 2.83% of insurance renewal each November.

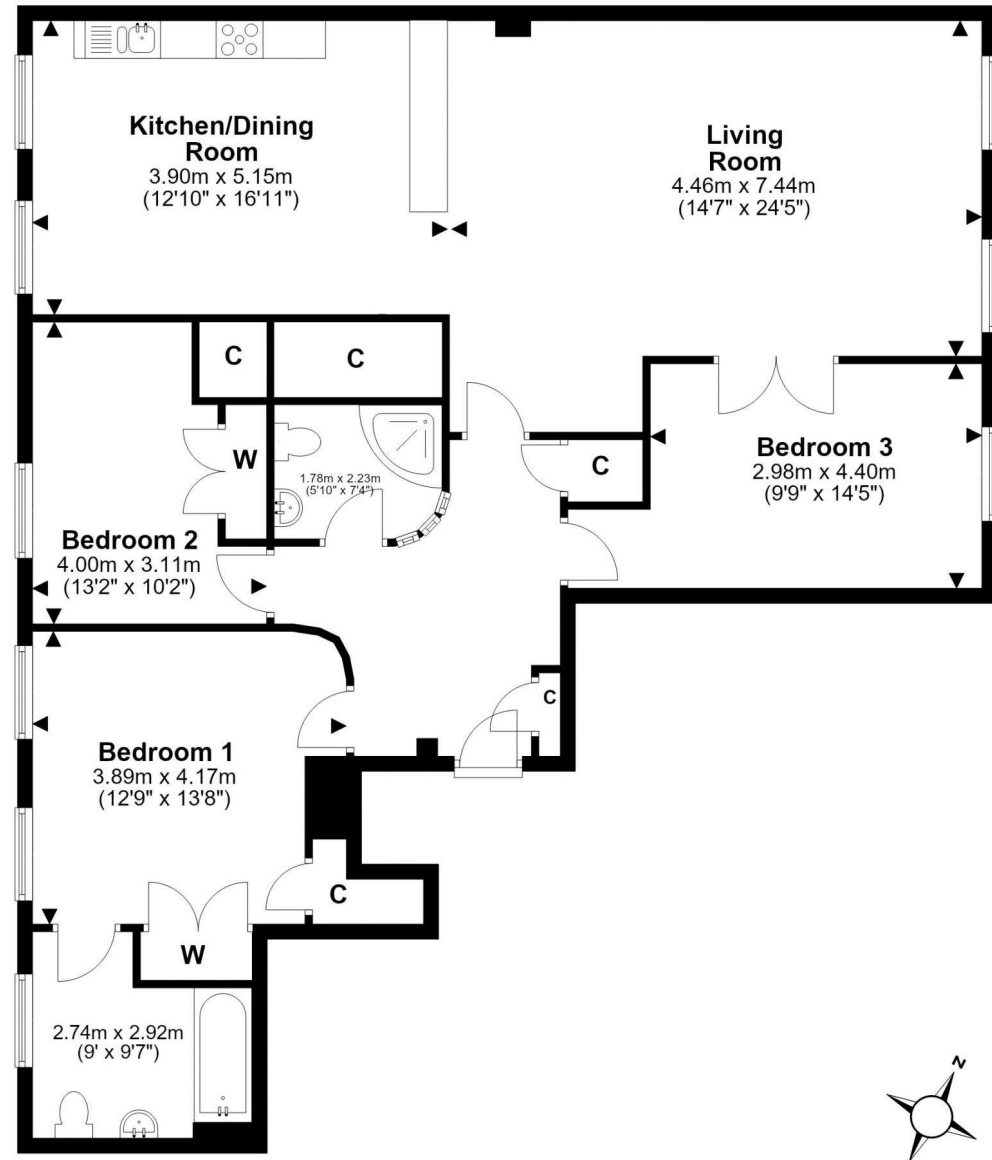
All fixtures, fittings, blinds, kitchen appliances, washer/dryer, bathroom infrared heater, TV, speakers, DENON AV surround receiver, Pioneer PDP (DTV operating system) and Pioneer DVD will be included in the sale.



The property is located in the highly regarded Hillside area of Edinburgh, which lies just to the east of the city centre. This is a great position 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. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to other parts of the city and surrounding areas, including trams 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.







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.