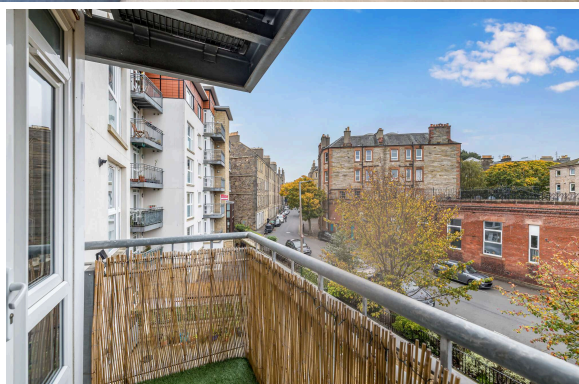




31/13 Brunswick Road
LEITH | EDINBURGH | EH7 5GW


warners
solicitors & estate agents



31/13 Brunswick Road

LEITH | EDINBURGH | EH7 5GW

Set on a quiet street in the heart of Leith, moments from excellent cafes, bars and restaurants and close to quick tram, bus and car links is this spacious second floor apartment. Boasting manicured communal grounds, lift access, secure underground parking, a balcony with views to Calton Hill, a communal gym and a part time concierge service, this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright south-facing lounge with access to a balcony, and a contemporary dining kitchen featuring attractive units and sleek worktops. The spacious principal bedroom benefits from built-in wardrobes and an elegant en-suite shower room, while a second well-proportioned double bedroom and a stylish main bathroom with shower over the bath complete the accommodation.

- Modern second floor apartment in the heart of Leith
- Close to city centre and quick transport links
- Secure parking, communal gym and balcony
- Welcoming hallway with good storage
- Bright South facing lounge
- Luxury dining kitchen
- Two spacious double bedrooms
- Two bathrooms
- Gas central heating and double glazing

Council Tax: E , Energy Rating: B

Factor payable to James Gibb 23 Alva Street Edinburgh EH2 4PS
£500 a quarter approximately

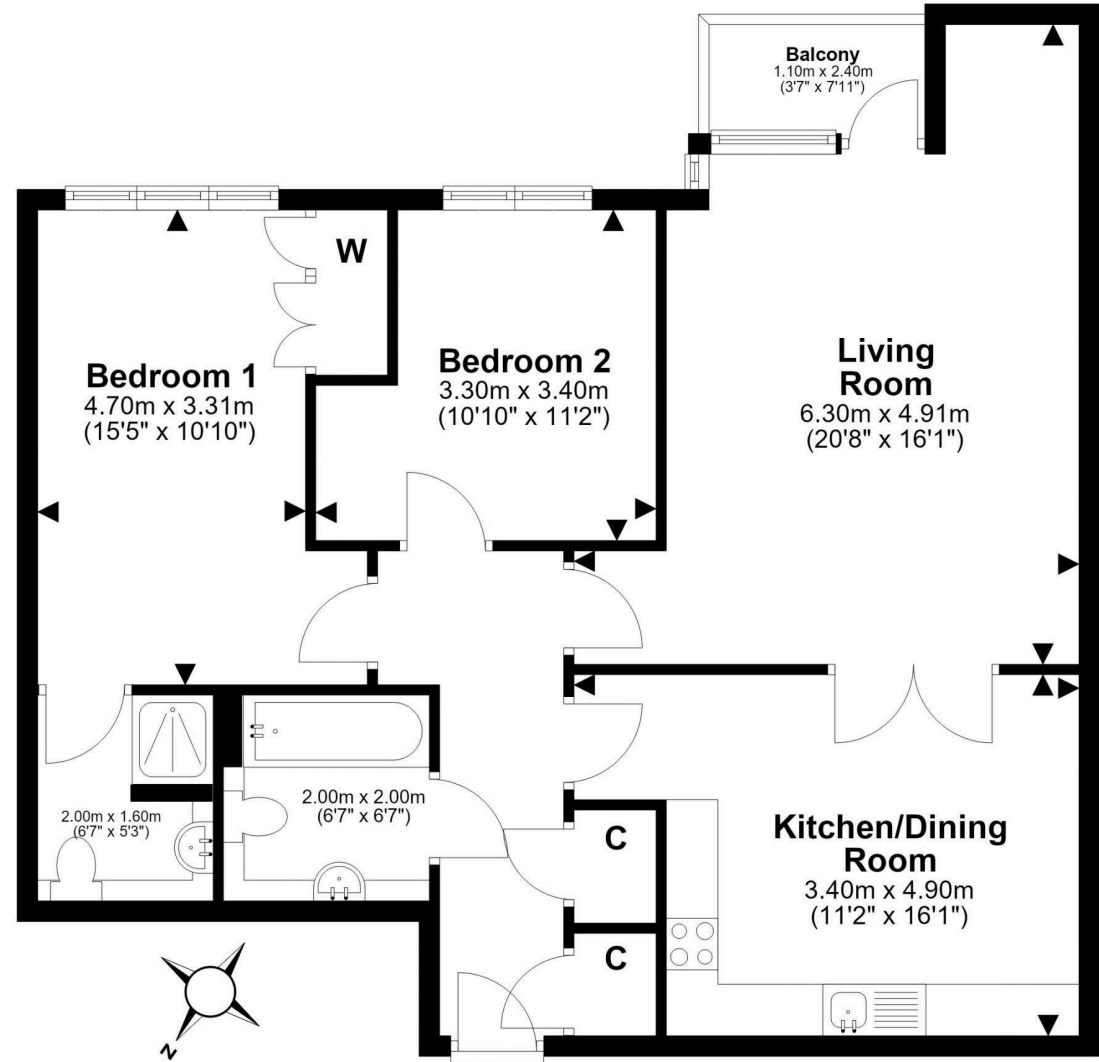
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, and all white goods to be included in the sale.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.