



Hillside, Edinburgh

37/2 BRUNSWICK ROAD, EDINBURGH EH7 5PD

Located within the highly sought-after residential district of Hillside, this spacious, traditional two bedroom first-floor flat offers well-proportioned living space with versatile accommodation, in a central location close to excellent amenities and transport links. The property has been recently upgraded with the installation of a new kitchen.



1



2



1



DESCRIPTION

First floor period flat in central location. Well-proportioned living space with versatile accommodation. The property comprises of:

- Entrance Hall
- Living Room
- Brand New and Unused Separate Kitchen
- Two Double Bedrooms
- Shower Room
- Separate WC
- Gas Central Heating
- Double-Glazing
- Shared Garden to Rear
- Close To Local Shops and Amenities

LOCATION

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 fashionable Leith Walk, Easter Road and Princes Street and the popular Shore area is a short tram ride away. The location offers a wonderful variety of trendy restaurants (offering many different dining options), authentic, bars and bistros. The area also offers an excellent variety of small speciality shops as well as large branches of both Tesco and Lidl and a multi-screen cinema at the nearby Omni Centre. A little further away are the superstores of Meadowbank Retail Park. The City Centre is also nearby (either walking or via regular public transport), where you will find the Playhouse Theatre and the recently completed St James Quarter shopping centre featuring prestigious department stores, John Lewis and Harvey Nichols and other High Street brands. At the heart of Hillside is Montgomery Street Park,

a thriving community hub, while Arthurs seat, Leith Links and Holyrood Park are all within walking distance and provide much enjoyed recreational space. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. Schooling is well represented within the area from nursery through to senior level. The flat is also located close to the Scottish Parliament.

The area benefits from an excellent and extensive public transport network including 24 hour buses and the new tram network (a few minutes' walk on Leith Walk) meaning quick and easy commuting to the Shore, the City Centre, Waverley (which is also within walking distance) and Haymarket train stations, St Andrews Bus Station and Edinburgh International Airport.

EXTRAS

Light fittings, floor coverings, integrated oven and hob are included in the sale.

COUNCIL TAX BAND

Band C

VIEWING

By Appointment with Agents. Tel: 0131 467 7550





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 60.1 SQ M / 646 SQ FT

BRUNSWICK ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 60.1 SQ M / 646 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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