

39/1 Brunswick Road

BRUNSWICK | EDINBURGH | EH7 5PD

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solicitors & estate agents







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Nestled on a tranquil street in the heart of Brunswick and Leith, moments from excellent cafes, bars and restaurants and close to quick tram, bus and car links is this immaculately presented ground floor apartment. Boasting ornate period features, a manicured communal garden, gas central heating, double glazing and ample permit parking 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 lounge with feature fireplace and detailed ceiling rose, a luxury kitchen with attractive units and sleek worktops, two well-proportioned double bedrooms (one with built-in wardrobes) and the flat is completed by a stylish bathroom with shower over bath.

- Traditional tenement moments from the city centre
- Close to some of the best bars, cafes and restaurants
- Immaculately presented ground floor flat in move-in condition with fine period features
- Welcoming hallway with good storage
- Bright lounge with elegant fireplace
- Exquisite kitchen with attractive units
- Two large double bedrooms (one with built-in wardrobes)
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

All fixtures, fittings, integrated kitchen appliances, curtains and blinds will be included in the sale.

Energy rating D. Council Tax Band C.

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





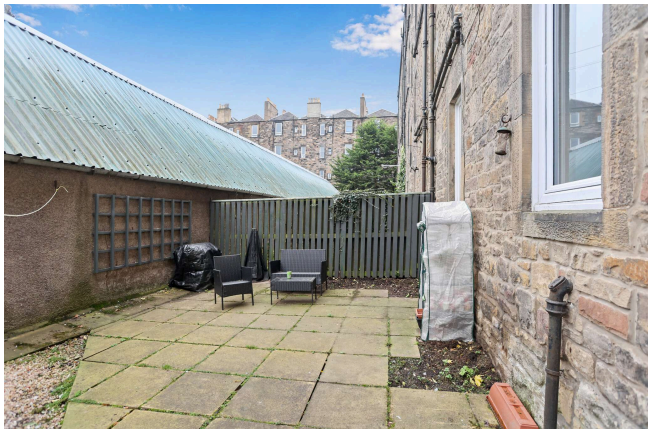


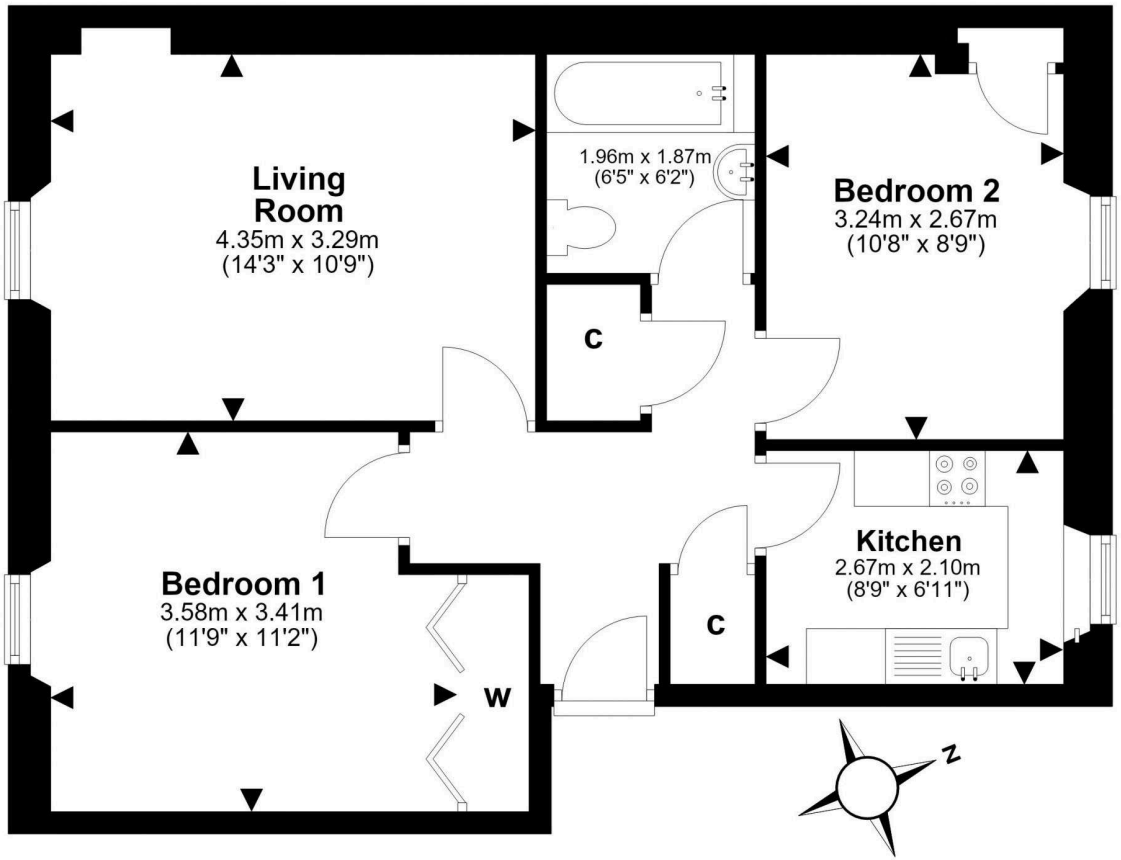
The popular Brunswick area of Edinburgh lies to the east of the city centre. There is a superb range of local shopping outlets on neighbouring Easter Road and Leith Walk, whilst Princes Street, Multrees Walk, George Street and St James Quarter offer a range of high end luxury brands. The Playhouse Theatre 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. Leisure and recreational facilities include the open spaces of Leith Links, Princes Street Gardens, Calton Hill and Arthur's Seat/Holyrood Park. An efficient public transport network, including the tramline on nearby Leith Walk, operates to most parts of the town and surrounding areas. 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.

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