

5 (GF1) Brunswick Road

HILLSIDE | EDINBURGH | EH7 5NG

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Set within the popular Hillside district of Edinburgh, just off the bustling Leith Walk and within easy reach of the city centre, this appealing ground floor flat forms part of a traditional tenement building and offers an excellent opportunity for purchasers seeking a centrally located home with a flexible layout and exciting potential.

The accommodation is well proportioned throughout and currently comprises a welcoming entrance hallway, a bright and spacious living room, a generously sized double bedroom, a fitted kitchen/dining room, a versatile box room and a bathroom. The adaptable floor plan offers considerable scope for reconfiguration to suit individual requirements, subject to obtaining the necessary consents, making the property an attractive proposition for first-time buyers, professionals and investors alike.

Further benefits include access to a communal garden to the rear of the building, providing a welcome outdoor space in this central location, whilst on-street residents' permit parking is available in the surrounding streets.

- Sought-after Hillside location, moments from Leith Walk
- Traditional ground floor tenement flat
- Spacious and versatile accommodation
- Scope for reconfiguration, subject to consents
- Access to communal rear garden
- Excellent local amenities and transport links

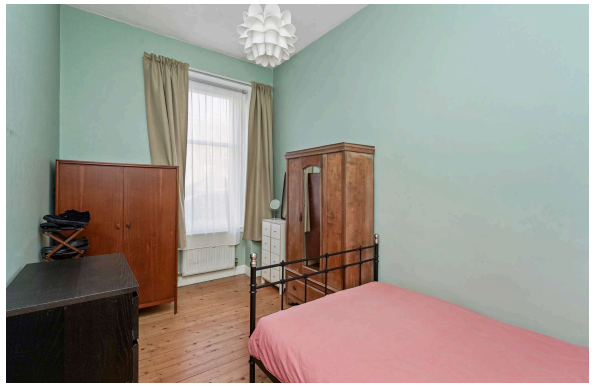
Energy Rating D, Council Tax Band B

All fixtures, fittings, curtains, window coverings, machine machine, free standing cooker, the armchair in the living room as well as the wardrobe in the primary bedroom are included in the sale.

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



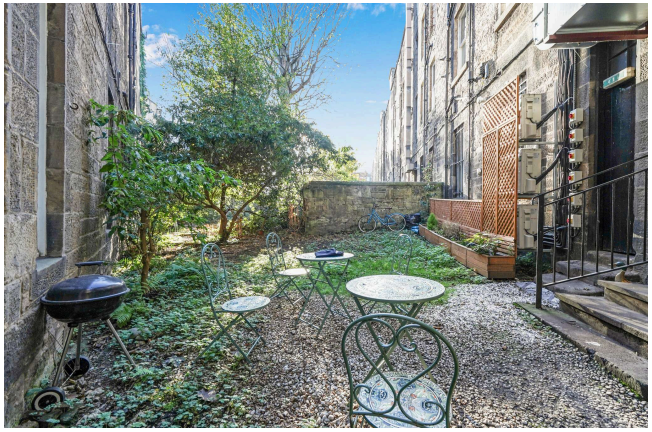
The property is located in the highly regarded Hillside area of Edinburgh, which lies just to the east of the city centre. This is a great position to take advantage of a superb range of amenities on Leith Walk, Easter Road and Princes Street, including nearby attractions such as the Omni Centre, the 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.



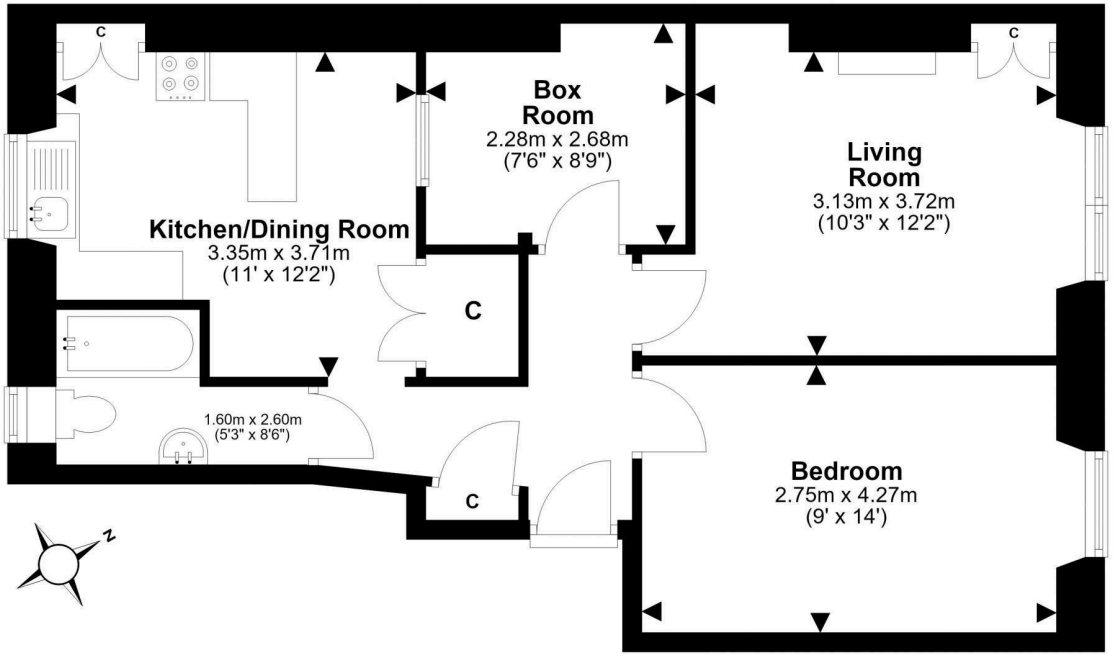












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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