



80 Brunswick Street
Hillside, EH7 5HU

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR FLAT

- Sitting Room
- Open Plan Kitchen
- Double Bedroom
- Bathroom
- Shared Garden
- Gas Central Heating & Double Glazing
- On-Street Permit & Pay Meter Parking
- EPC Rating - C



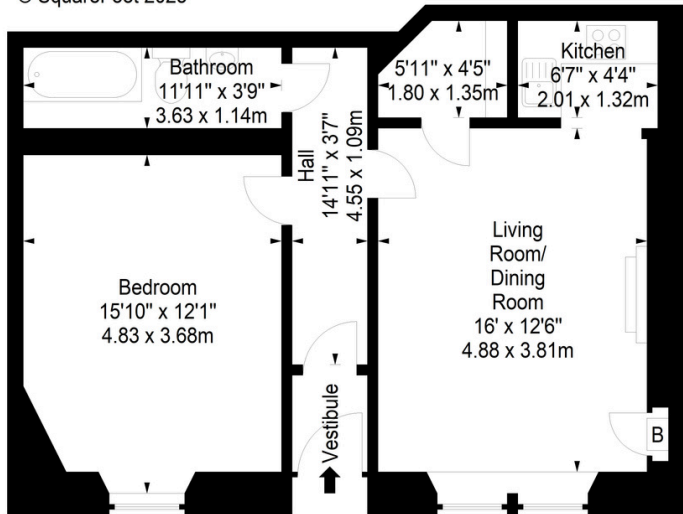
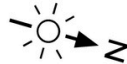
Forming part of a traditional tenement, this lovely and spacious main door flat is located within the sought after high amenity area of Hillside in the heart of the City Centre. The property is within walking distance of an abundance of amenities along with St James's Quarter with it's many High Street stores and restaurants. There is a tram stop at the end of the street providing quick and easy access to Ocean Terminal, Murrayfield Stadium and Edinburgh Airport. In move-in condition, the accommodation would make an excellent purchase for the young professionals and comprises; entrance vestibule into welcoming, attractive and generously proportioned sitting room with twin recessed windows and feature fireplace open plan to the modern kitchen with utility cupboard, light and airy good sized double bedroom and stylish bathroom with shower over bath. There is on-street permit & pay meter parking available with the property benefitting from a gas combi boiler, double glazing and a well maintained shared garden to the rear of property. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer and washing machine. All appliances are sold as seen with no warranty provided.



**Brunswick Street,
Edinburgh,
Midlothian, EH7 5HU**



Approx. Gross Internal Area
595 Sq Ft - 55.28 Sq M
For identification only. Not to scale.
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Ground Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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