



19B/2 Brunswick Road, Edinburgh, EH7 5FN

Well-presented one-bedroom ground floor flat with private patio, parking, and lift

URQUHARTS
EDINBURGH



DESCRIPTION

Well-presented one-bedroom ground floor flat with private parking and lift, situated within the popular Brunswick/Leith area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall and storage cupboards; bright open plan sitting / dining / kitchen with patio doors to the private front patio; modern fitted kitchen with wall & base units and integrated appliances; double bedroom with built-in wardrobes; and a bathroom.

ACCOMMODATION

Entrance hall. Sitting room / dining room / kitchen. Double bedroom. Bathroom.

Gas central heating. Double glazing. Lift to all floors. Private allocated parking to the rear. Private front patio and well-maintained communal grounds. The development is factored by Ross & Liddell and there is an approx. monthly fee of £90 (including common buildings insurance).

LOCATION

Brunswick Road lies within the popular Brunswick and neighbouring Leith district on the northeast side of the city, just over 1 mile from the city centre. Local shops cater for everyday needs including a Tesco and Lidl supermarket on Easter Road, Sainsbury's, and Tesco Express on Leith Walk, with more extensive shopping at Ocean Terminal Complex and Meadowbank Retail Park a short distance from the property. Leisure and recreational facilities include the new St James Quarter with a selection of high-street stores and restaurants, the Omni Centre with Vue Cinema, Edinburgh Playhouse Theatre, the Royal Commonwealth Pool. The wide-open spaces of Pilrig Park, Leith Links, Calton Hill, Arthur's Seat, Holyrood Park and Water of Leith Walk & Cycle Pathway are ideal for pleasant walks. There are also several popular bars, cafes, and restaurants nearby. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass can be easily reached by car, with quick access to East Lothian and the main motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. For the commuter, Waverley Train station is a short distance away, with the York Place tram terminus at the top of Leith Walk and the new tram extension down to Newhaven will offer a stop at the end of the Brunswick Road.

INCLUDED IN SALE

All fitted floor coverings, some light fittings, blinds, and kitchen appliances. The ceiling light shades in the sitting room are not included in the sale.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

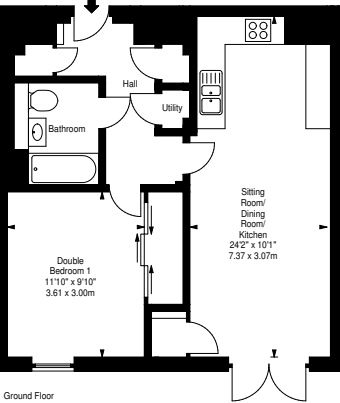
The property has an Energy Rating Category B



Flat 2,
19B Brunswick Road,
Edinburgh, EH7 5FN



Approx. Gross Internal Area
533 Sq Ft - 49.52 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property - please email property@urquharts.co.uk.