



RE/MAX
Estates



12/1 Brunswick Road, Edinburgh

Offers Over £180,000



12/1 Brunswick Road

Edinburgh, Edinburgh

Charming character one-bedroom flat in heart of Edinburgh. Original features, spacious lounge, good size kitchen, shower room, and bedroom. Central location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Hall

The entry hall features laminate flooring and a heated wall for added comfort. It is well-lit with central lighting and provides access to the lounge, kitchen, bathroom, and bedroom. Additionally, there is a convenient storage cupboard for extra space.

Lounge

12' 2" x 11' 8" (3.71m x 3.56m)

The lounge room is a spacious area featuring laminate flooring and a radiator, ensuring both comfort and style. A central light fixture hangs from the ceiling, providing ample illumination, while a window allows natural light to flood the room, creating a bright and welcoming atmosphere.

Kitchen

The kitchen is equipped with oven, hob, fridge also washing machine gifted with the sale, tiled flooring and features full glazed doors that open to the garden, offering a seamless connection to the outdoors. A central light fixture provides ample illumination, while the splash back tiles add a touch of style and practicality. The kitchen also boasts a modern mixer tap and plenty of storage, making it both functional and aesthetically pleasing.

Bedroom

8' 7" x 11' 7" (2.62m x 3.53m)

The bedroom features a rear-facing window that allows natural light to fill the room, complemented by soft carpet flooring for added comfort. With heated walls, the room stays warm and cozy throughout the year. A central light fixture provides ample illumination, while the room's generous size offers plenty of space for furniture, creating a comfortable and functional living area.

Shower Room

The shower room features tiled flooring and a heated towel rail, providing both style and comfort. The walls are finished with sleek wet wall panels, enhancing durability and ease of maintenance. A walk-in shower cubicle with glass sliding doors creates a modern and spacious feel, complemented by a contemporary sink with a mixer tap and a WC. Centre light fittings illuminate the space, adding to the clean and stylish aesthetic.

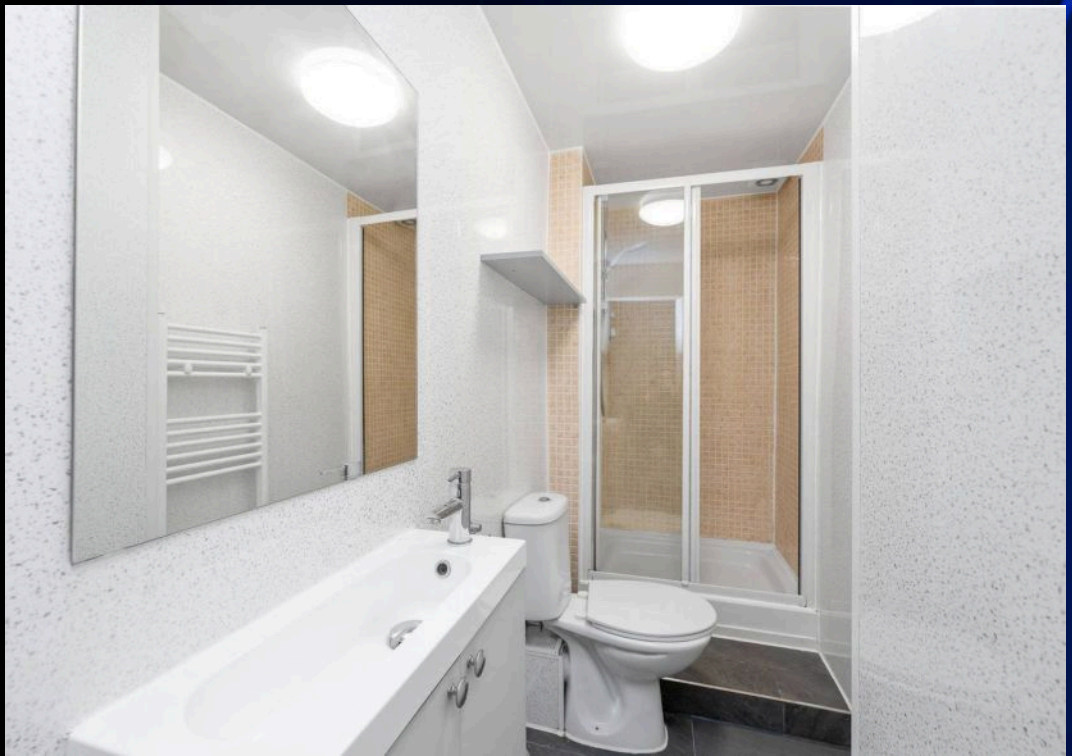




COMMUNAL GARDEN

This property benefits from a communal garden area fully enclosed and mainly laid with lawn.

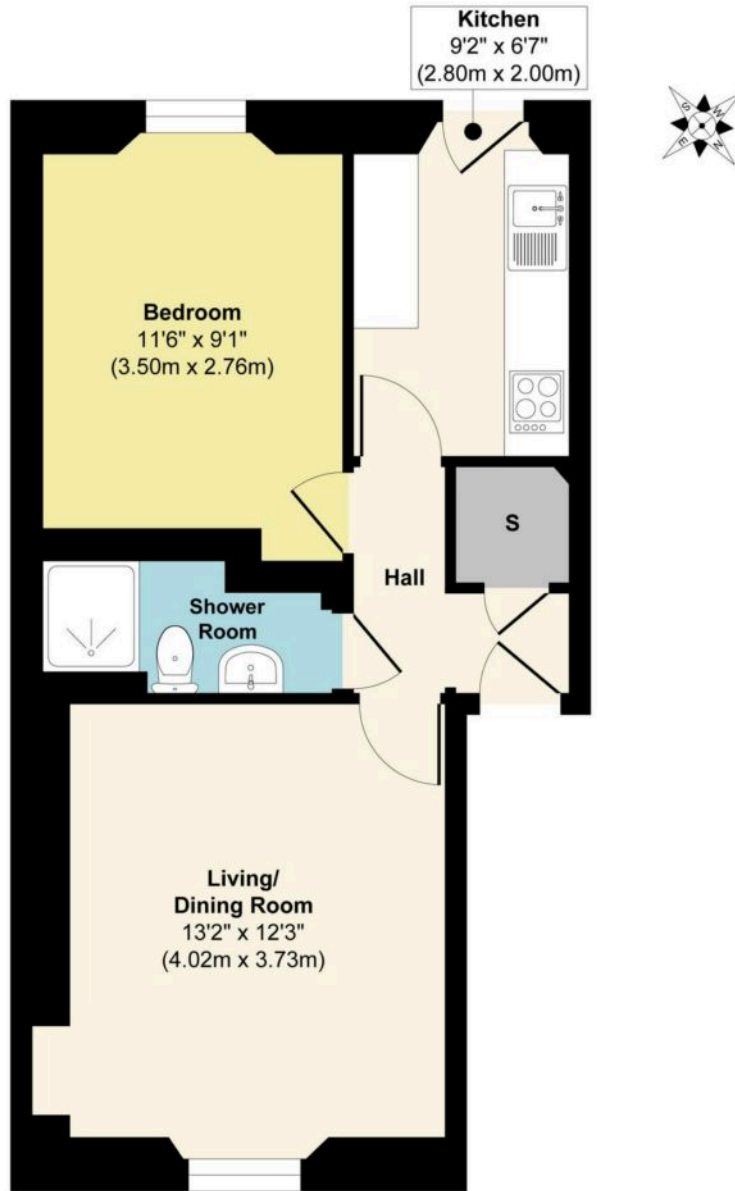
GARDEN





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Floor Plan

Approx. Gross Internal Floor Area 391 sq. ft / 36.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	47	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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