



# 24/6 Brunswick Terrace

Brunswick, Edinburgh, EH7 5PG



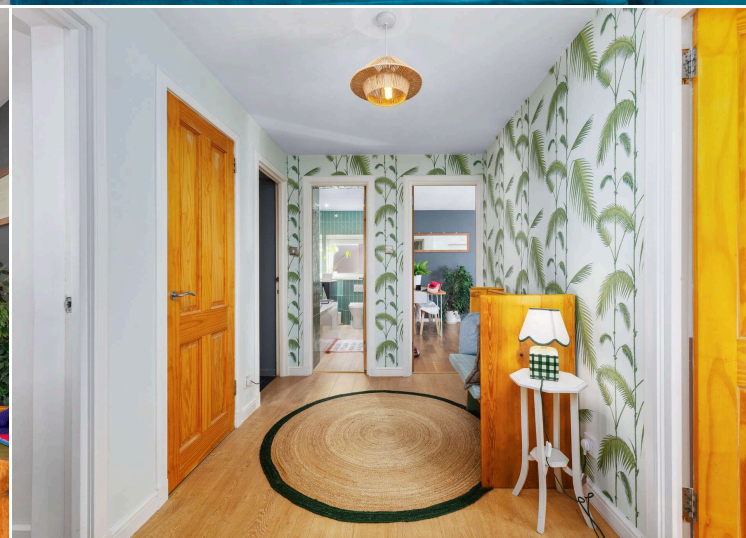
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## Immaculate 2 bed, top-floor flat just off Easter Road offering bright, stylish living.

- Sitting room
- Kitchen/breakfast room
- 2 double bedrooms
- Bathroom with 3 piece suite
- Bright & well proportioned
- Secure entryphone system
- Communal rear garden
- Excellent location close to amenities
- Well presented & in move in condition
- Gas central heating & double glazing



**Offers Over: £240,000**

**EPC Rating: C**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

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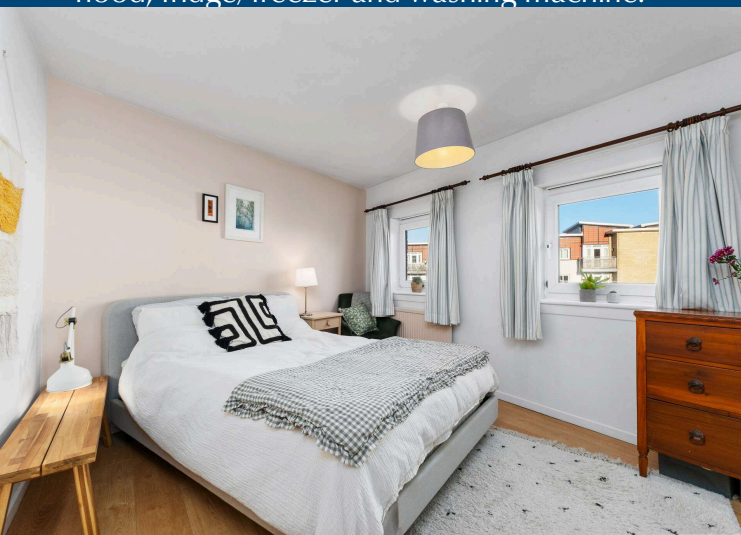
# About the Property

This immaculate top-floor, 2 bedroom flat on Brunswick Terrace offers bright, stylish living just off Easter Road.

Presented in move-in condition, the property features a spacious sitting room with generous natural light, a modern fitted kitchen/breakfast room, and two well-proportioned bedrooms, ideal for professionals or small families. The contemporary bathroom is finished to a high standard, complementing the flat's fresh, elegant décor throughout. The property also enjoys the use of a communal garden to the rear which leads on to an enclosed park.

## Extras

All fitted floor coverings, blinds, curtains, curtain poles, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine.





**24/6 Brunswick Terrace, Edinburgh, EH7 5PG**



**Third Floor**



Total Area: 72.3 m<sup>2</sup> ... 779 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Location

Easter Road lies just 10 minutes walk from the East End of the city centre. There is good local shopping and restaurants at nearby Leith Walk and Elm Row, including the highly regarded and acclaimed Valvona & Crolla delicatessen, whilst further amenities can be found on nearby Broughton Street, St James Quarter and Princes Street. Meadowbank Retail Park is within easy walking distance where there is a Sainsbury's supermarket. Waverley Station is also within easy reach with excellent city-wide transport links. The Shore with its wide range of award winning restaurants and bars is also within easy reach, as is the indoor shopping complex at Ocean Terminal.





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