

KILGOUR

PROPERTY



25/36 Brunswick Road, Edinburgh, EH7 5GY





- Lounge With Balcony Off
- Separate Kitchen
- 2 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens/ Grounds
- Residents Underground Parking
- Concierge Service
- Residents Gym
- Factor Fee – £140 pcm (approx. at point of sale)
- Council Tax – Band D
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

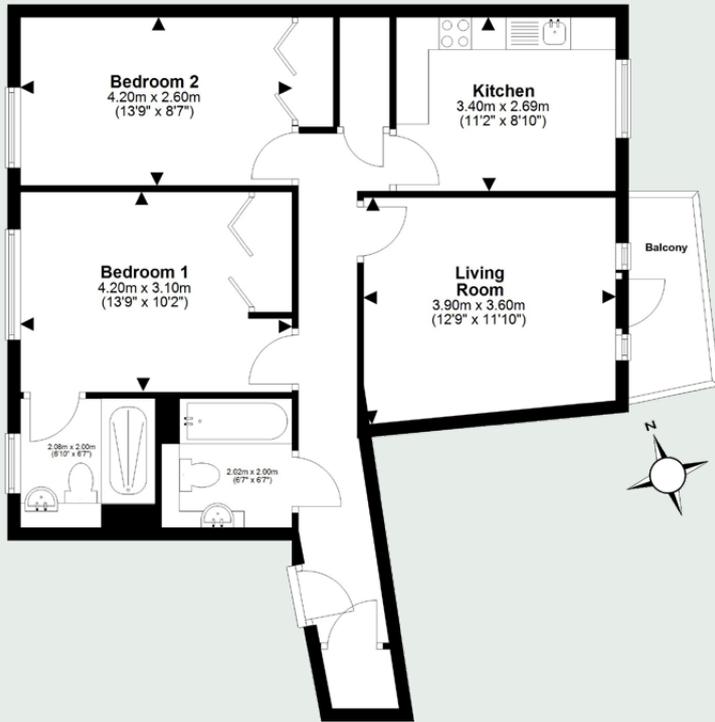
A superbly presented top floor flat set within a popular and sought after development close to amenities and very well placed for commuting.

The property will appeal to a number of buyers and benefits from having gas central heating and double glazing. Externally entrance into the communal stair is via a secure entry system and there is a lift giving access to all floors.

Externally there is residents parking on hand in a underground parking area and the communal gardens and ground are very well maintained throughout. There is the added advantage of a concierge service and a residents gym.

Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in 2021, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and the MacDonald Road tram stop is a 3 minute walk away which connects Leith to the city and to Edinburgh International Airport.

1 2 2 B 
EPC BANDD 
COUNCIL TAX BAND

Lounge	12'9 x 11'10	3.90 x 3.60m
Kitchen	11'2 x 8'10	3.40 x 2.69m
Bedroom 1	13'9 x 10'2	4.20 x 3.10m
Bedroom 2	13'9 x 8'7	4.20 x 2.60m
Bathroom	6'7 x 6'7	2.02 x 2.02m







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