



39 (2F2) Brunswick Road  
BRUNSWICK | EDINBURGH | EH7 5PD

  
**warner's**  
solicitors & estate agents





## 39 (2F2) Brunswick Road

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Viewing is highly recommended to appreciate the light filled, spacious interior of this traditional one bed second floor flat, which would be ideal for a single person or couple looking to be within easy reach of the City Centre amenities and attractions.

This lovely, south facing flat benefits from plenty of sunshine filtering into the front rooms - the living room featuring sanded flooring and a display recess, and the double sized bedroom with corner set cast-iron mantelpiece. A range of cream units are fitted within the kitchen, where you'll find ample free floor space for dining and a built-in window seat. The bathroom has an electric over bath shower and tiled surrounds. Storage space is provided by way of a cupboard in a hall enhanced by sanded flooring and stripped wood doors.

- Sunny living room
- Fitted kitchen/dining room
- Double bedroom with mantelpiece
- Bathroom with electric shower
- Entrance hall with storage
- Gas central heating
- Double glazing
- Security entryphone system
- Shared drying area to rear
- Permit parking on street
- Excellent transport links nearby
- Superb local amenities

Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

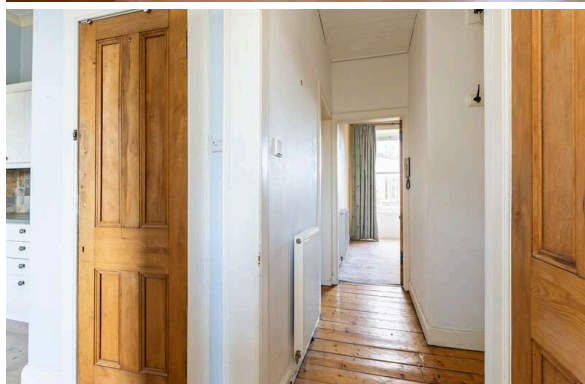
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



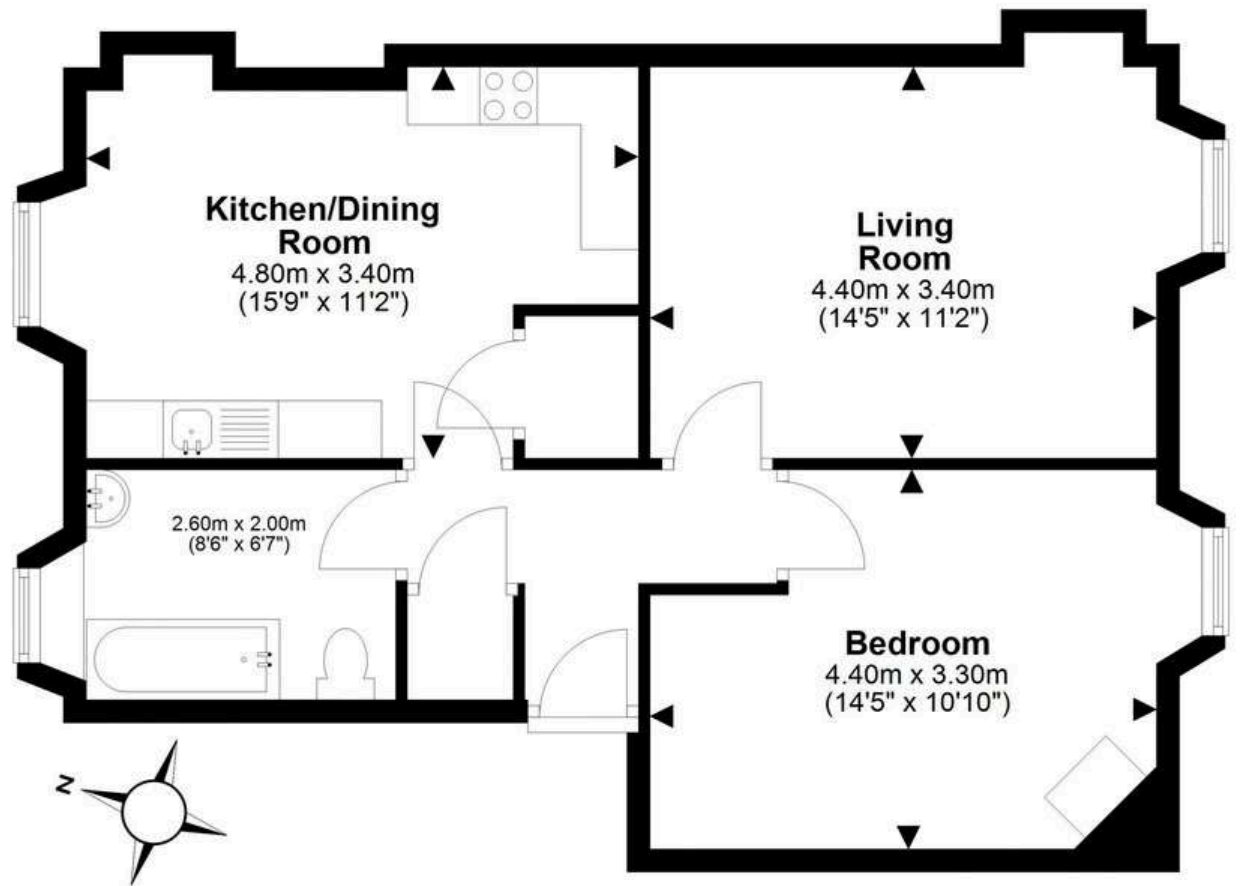
The curtains and kitchen appliances will be included in the sale.

EPC Rating C. Council Tax Band C.

The popular Brunswick area of Edinburgh lies to the east of the city centre. There is a superb range of local shopping outlets on neighbouring Easter Road and Leith Walk, whilst Princes Street, Multrees Walk, George Street and St James Quarter offer a range of high end luxury brands. The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and Virgin Active Health Club, can all be reached on foot. The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award-winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Leith Links, Princes Street Gardens, Calton Hill and Arthur's Seat/Holyrood Park. An efficient public transport network, including the tramline on nearby Leith Walk, operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.