

COULTERS ©

# 81/4 BRUNSWICK STREET

HILLSIDE, EDINBURGH, EH7 5HS

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

This is an immaculately presented second floor tenement flat, superbly finished to a high standard, elegantly embracing wonderful period features, whilst enhancing the home with tasteful, modern style. Recently having undergone a full renovation, the property benefits from new double glazed windows and boiler, and has been rewired, replastered and the original timber flooring has been stripped and sanded.

The accommodation feeds off a very generous entrance hall and comprises: living room with built-in shelving and handsome fireplace with tiled hearth, newly fitted shaker style kitchen with integrated oven, hob and extractor hood, two sophisticated double bedrooms and a luxurious bathroom which has also been recently installed and features three piece suite, stylish black matt hardware, monochrome tiled floor and stylish stacked wall tiles.

## KEY FEATURES

-  Second floor flat in traditional tenement
-  Two beautifully presented double bedrooms
-  Shared gardens & close to Montgomery Street Park
-  Permit parking available
-  Tram stop closeby
-  Leith Walk shops & restaurants nearby



The building has a secure entry system and to the rear, there is an enclosed, communal garden, mainly laid to lawn with established trees and shrubs.

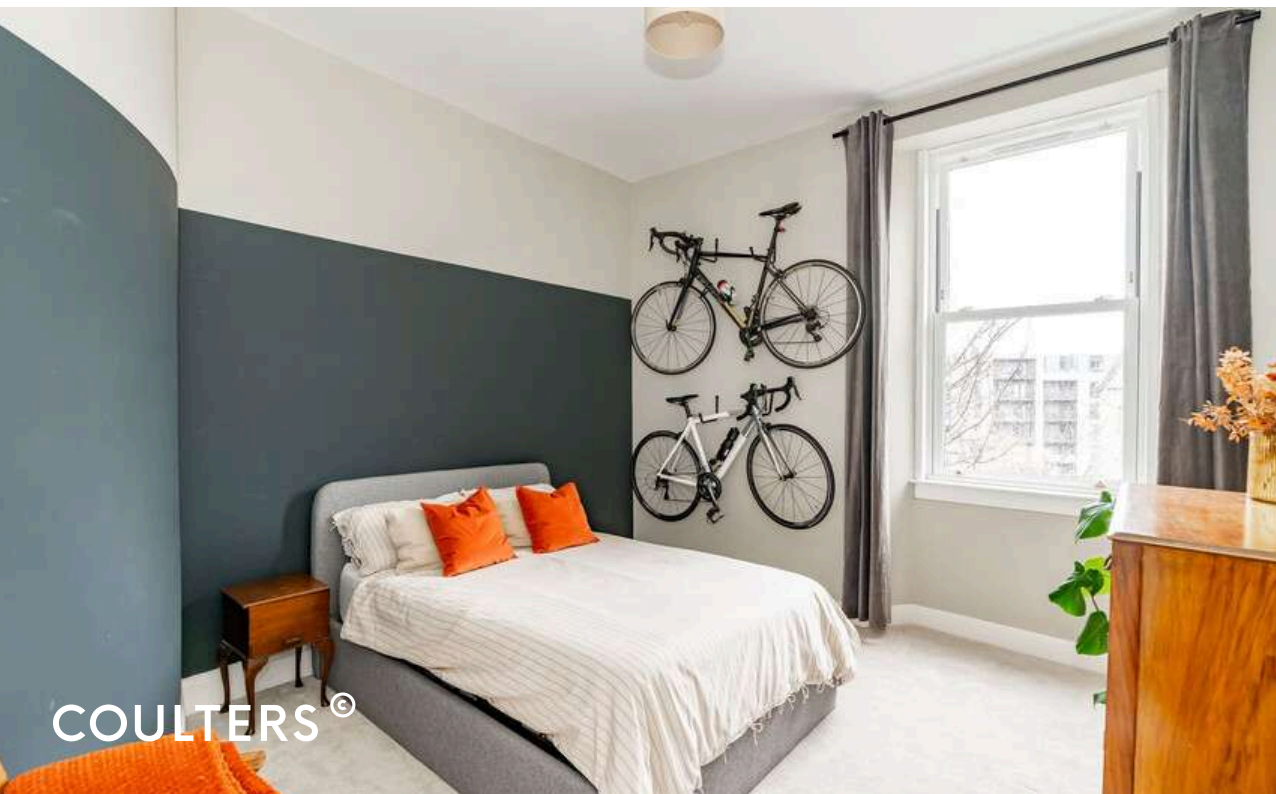
Permit holder parking and metered parking is available on the street below (free at evenings and weekends).





## THE LOCAL AREA

The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter. There is a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and neighbouring Holyrood Park are close by. The tram line is close by, providing swift access to the west of City and the airport and a wide variety of buses run along London Road and Leith Walk. The area is well served by a huge selection of fashionable cafes, bars and restaurants including Joseph Pearce's and Herringbone. For shopping requirements, there is the infamous Valvona & Crolla on Elm Row, a Scotmid on Easter Road and a Tesco on Leith Walk.



## EXTRAS

All blinds, light fittings and fitted floor coverings are included in the sale price. Some additional items may be available by separate negotiation.





SECOND FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 871 SQ FT / 81 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.