

COULTERS[©]

25/28 BRUNSWICK ROAD

HILLSIDE, EDINBURGH, EH7 5GY

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Situated in an established development close to bustling Easter Road and Leith Walk, this is an appealing two-bedroom new-build apartment. Well-presented throughout, this second floor home benefits from quality fixtures and fittings, bright interiors, a private balcony as well as resident's parking, lift access, and a gym. Minutes from fantastic amenities and green spaces, and with the City Centre only a short journey this is a fantastic opportunity for a first-time buyer, couple, or investor.

KEY FEATURES



Bright and engaging second floor flat.



Two double bedrooms with fitted wardrobes.



Landscaped grounds and a short walk from Montgomery Street park.



Residents parking within the development.



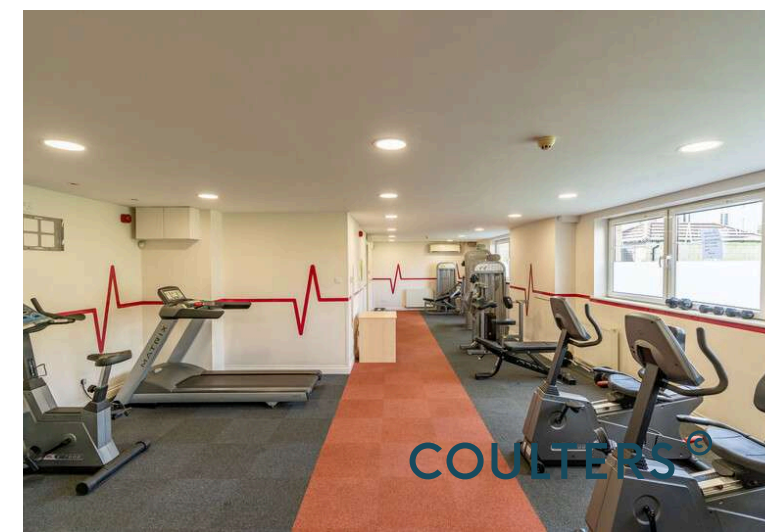
Situated in the popular residential area of Hillside.



A residents gym and an array of local amenities nearby.



The home benefits from a bright corner living room with private balcony access and a tasteful décor. There is a good-sized modern kitchen with wall and floor units, worktops, splashback, and integrated appliances including a fridge/freezer, hob, oven, and extractor hood. There are two double bedrooms, both with built-in wardrobes. The stylish refurbished bathroom completes the accommodation with a walk-in rainfall shower room with a chrome towel radiator, hidden cistern WC, and washbasin built into vanity. Heating and hot water is provided by gas central heating and there is double glazing throughout. The development also has an entry system and lift access. Externally there are landscaped grounds, resident's parking, and a gym.





THE LOCAL AREA

The well-regarded district of Hillside is located to the east of Edinburgh City Centre and is within close proximity of superb local shops and amenities on Elm Row and Leith Walk including the renowned Valvona & Crolla Delicatessen.

The new St James Quarter of the City Centre is within easy walking distance and a wide choice of world-class entertainment and recreational facilities are close at hand including the Playhouse Theatre and National Portrait Gallery. Calton Hill and Holyrood Park offer attractive green spaces close by.

Excellent transport links nearby (bus, tram or train) provide swift access around the city and to the airport.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 561 SQ FT / 52 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.