

COULTERS[©]

12/8 BRUNSWICK STREET

HILLSIDE, EDINBURGH, EH7 5JG

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This one bedroom first floor flat is situated within an exclusive and extremely tranquil development on Brunswick Street. It is perfectly situated in Edinburgh's Hillside area which sits on the border of the historic New Town. This superb location offers the best in cosmopolitan city living with a range of retail and leisure amenities as well as excellent transport links right on the doorstep. With an attractive façade, the development benefits from secure video entry system and lift access to all floors.

KEY FEATURES



Well-managed development with lift access.



Double bedroom with built-in wardrobes.



Roof terrace with exceptional views.



Allocated parking space in secure car park.



Tram stop, train station and bus links nearby.



Short walk to St James shopping centre & Waverley Train Station.

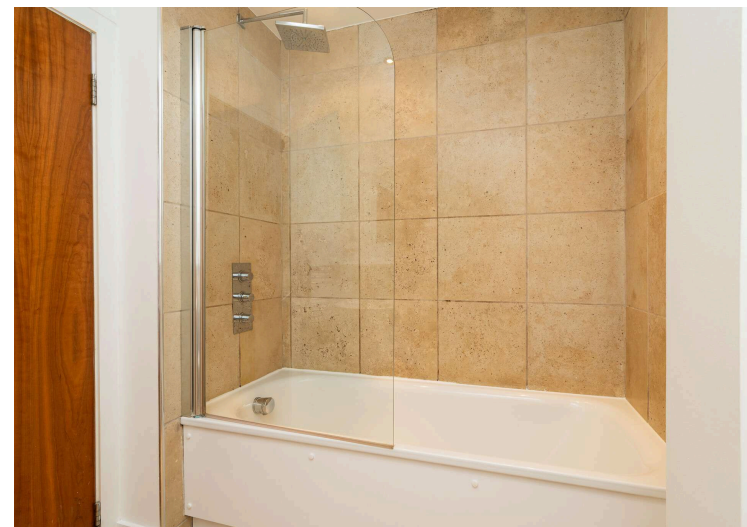


EPC Rating - D



Council Tax Band - D





The flat itself is bright and airy with a pleasant south-west aspect overlooking the shared gardens. The accommodation comprises - an open plan sitting room with Juliette balcony, dining space and fitted kitchen with sleek cabinetry and integrated appliances; small utility cupboard housing the washing machine and boiler; principal double bedroom with built-in wardrobes; and a bathroom with three piece suite and overhead shower. The property benefits from gas central heating and double glazing.

A real highlight of the development is the breathtaking shared roof terraces with dramatic views that include Calton Hill on one side and the Firth of Forth and over to Fife on the other. There are two terraces on opposing sides of the building as well as a common indoor sunroom. The communal gardens on ground level are beautifully kept and all outdoor areas are surprisingly tranquil for such a central location. The property comes with an allocated parking space within a secure underground garage with fob entry and further visitors spaces are available to the rear. EV charge points are located a short walk away on Montgomery Street.





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 shopping centre as well as the beautiful open spaces of Calton Hill and Holyrood Park.

Edinburgh Waverley train station is conveniently close and the tram line is easily accessible, providing a swift journey to the West of the City and the airport. The area is well served by a huge selection of cafes, bars and restaurants including Joseph Pearce's and Herringbone. Plenty of shopping is available in the locale including the famous Valvona & Crolla on Elm Row as well as larger supermarkets nearby.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and white goods are included within the sale price. Other items may be available by separate negotiation.

FACTOR

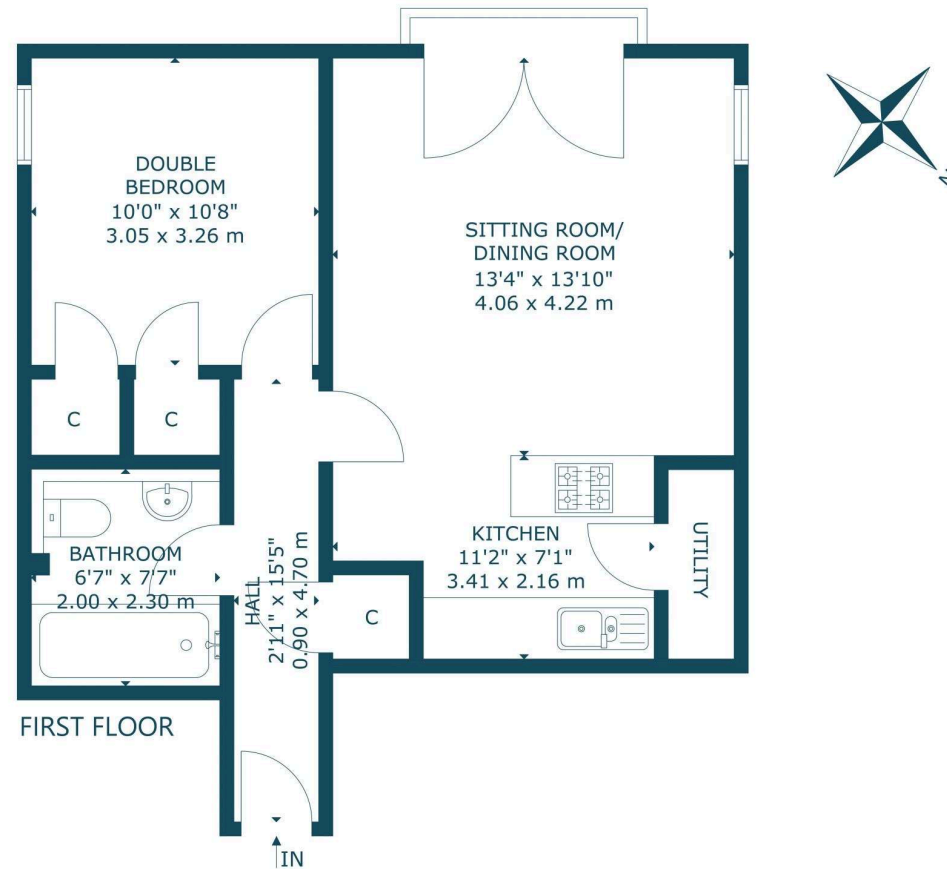
The factor for the development is Simply Factors Ltd and the monthly service charges are approximately £169 which includes buildings insurance.





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12/8 BRUNSWICK STREET, HILLSIDE, EDINBURGH, EH7 5JD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 522 SQ FT / 48 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.