



42 (1F1) Brunswick Road

Easter Road, Edinburgh, EH7 5PF

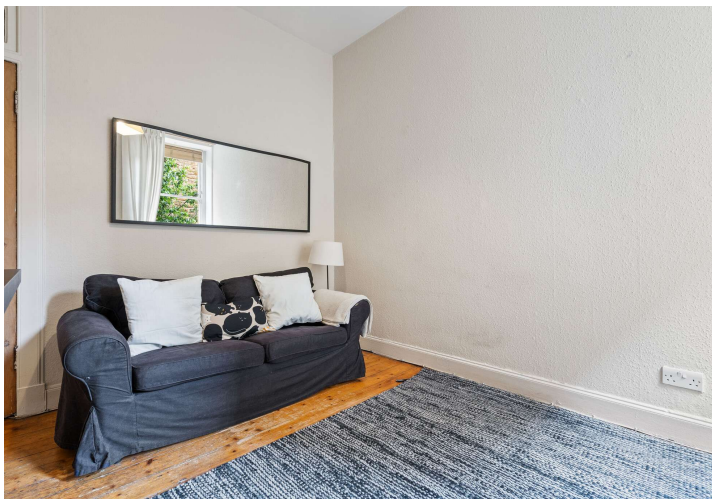


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Ideal first-time buyer flat in a convenient location just off Easter Road.

- Sitting room/kitchen
- Double bedroom
- Shower room
- WC
- Communal rear garden
- Secure entryphone system
- Ideal for a first time buyer
- Excellent location just off Easter Road
- Close to local amenities
- Gas central heating



Offers Over:

£170,000



Further information can be found in the home report.

About the Property

Ideally suited to a first-time buyer, professional couple or those seeking a convenient city home, this well-presented one-bedroom first-floor flat offers comfortable and well-proportioned accommodation.

The accommodation comprises a bright and spacious open-plan sitting room/kitchen, generous double bedroom, shower room and separate WC. The sitting room/kitchen provides an excellent everyday living space, with a fitted kitchen and ample room for both seating and dining. The well-proportioned double bedroom offers plenty of space for freestanding furniture, while the shower room and separate WC provide practical and convenient facilities.

An excellent opportunity to acquire a well-presented one-bedroom flat offering comfortable accommodation and a practical layout.

Extras

To include curtains, curtain poles & blinds in addition to the white goods within the kitchen - oven, hob, fridge & washing machine. The sofa, rug table and bar stools within the sitting room and the bedroom furniture can be included if desired.





Floor Plan

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Shower Room
0.99 x 1.50m
3'3" x 4'11"

Total Area: 44.4 m² ... 478 ft²

All measurements are approximate and for display purposes only.



Location

Easter Road is a popular residential area, ideally placed just a ten-minute walk from Edinburgh's East End and offering a wide range of amenities within easy reach. Local shopping, cafés, bars and restaurants can be found along Easter Road, Leith Walk and Elm Row, including the renowned Valvona & Crolla delicatessen. There is also a Lidl supermarket conveniently located on Easter Road, while further shopping and leisure facilities can be found at Broughton Street, Princes Street, the St James Quarter and Meadowbank Retail Park, which includes a Sainsbury's supermarket.

Excellent transport links provide easy access to the city centre and beyond, with Waverley Station within easy reach and tram stops available on Leith Walk. The Shore, with its award-winning restaurants and bars, and Ocean Terminal are also readily accessible, providing further options for dining, leisure and shopping.





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