



52/7 Brunswick Street

Hillside | EDINBURGH | EH7 5HY



MURRAY
BEITH
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52/7 Brunswick Street

52/7 Brunswick Street is a 1-bed second floor flat situated in a traditional tenement, located in the popular Hillside area. Set in an ideal location close to excellent local amenities, this flat is a convenient distance from the city centre and the fashionable Leith.

The property provides spacious accommodation and features a generous box room, newly renovated shower room and ornate cornicing, presenting an ideal opportunity for first time buyers or professionals looking for an attractive home in a sought after location.

- Entrance hall with large box room
- Bright sitting room with sash and case bay window, treated wooden floors, ornate cornices and gas fire
- Breakfasting kitchen with fitted units, integrated gas hob and oven
- Double bedroom with traditional sash and case panelled window, cupboard with boiler
- Recently renovated modern bathroom with WC, sink and shower unit
- Gas Central Heating
- Communal rear garden
- Residents permit parking and Pay & Display on street parking
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

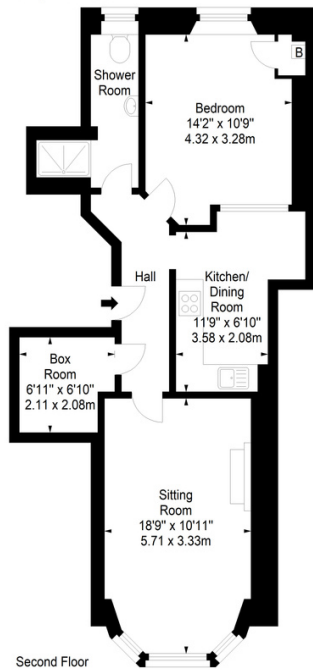




Brunswick Street,
Edinburgh,
Midlothian, EH7 5HY



Approx. Gross Internal Area
612 Sq Ft - 56.85 Sq M
For identification only. Not to scale.
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Location

Brunswick Street is in the popular Hillside district on the east side of Edinburgh, just over a mile from Princes Street. This convenient location offers easy access to a wide range of amenities, including popular restaurants, bistros and bars. Princes Street, St James Quarter, the Omni Centre and Edinburgh Playhouse are all within walking distance. Local shops on nearby Leith Walk, including Tesco Express, cater for everyday needs, while the vibrant Shore area, Ocean Terminal and Meadowbank Retail Park provide a wider choice of shopping and leisure options. The open spaces of Leith Links, Calton Hill and the Water of Leith Walkway and Cycle Path are ideal for walks, as are Arthur's Seat and the Royal Mile. Good schooling is available locally at all levels, with easy access to Edinburgh's universities. Regular buses serve the city centre and surrounding areas, while the City Bypass is easily reached by car, providing quick links to East Lothian, the main motorway network, Edinburgh Airport and the Forth Road Bridge. For commuters, Waverley Train Station and St Andrew Square Bus Station are nearby, with the York Place tram terminus at the top of Leith Walk.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.

2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs.

4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.

5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.