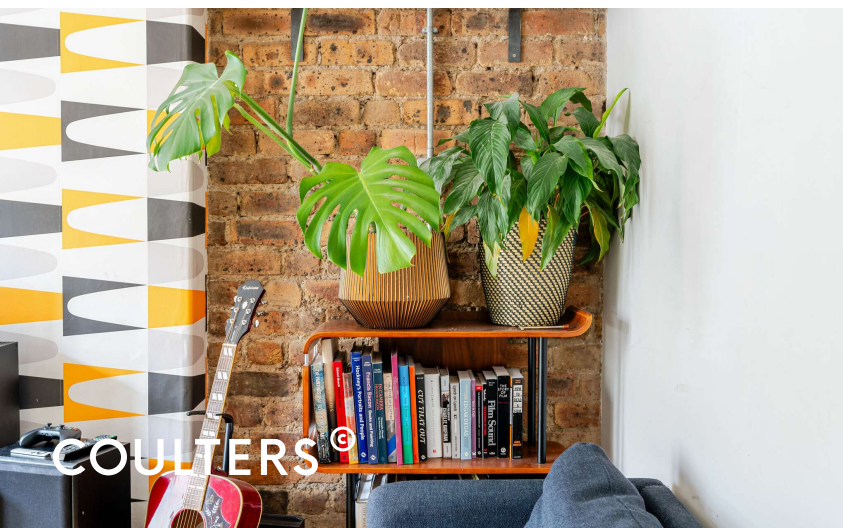


COULTERS[©]

66/3 BRUNSWICK STREET

HILLSIDE, EDINBURGH, EH7 5HU

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set on the first floor of a traditional tenement on a quiet cul de sac in the sought-after Hillside district, this spacious and characterful two-bedroom flat offers well-balanced accommodation with an appealing blend of period features and contemporary styling.

Positioned to the front, the generous sitting room enjoys an easterly aspect through twin windows and retains attractive original features including exposed brickwork, stripped timber flooring and a decorative fireplace, creating a warm and inviting living space. The separate kitchen/breakfast room is fitted with a range of modern units, integrated appliances and a breakfast bar, offering an ideal setting for everyday dining. Off the hall, there is a particularly useful utility room that offers valuable additional storage and laundry space.

KEY FEATURES



First floor flat with great character.



Shared gardens to the rear.



Tram stop closeby.



EPC Rating - C



Two well-proportioned double bedrooms.



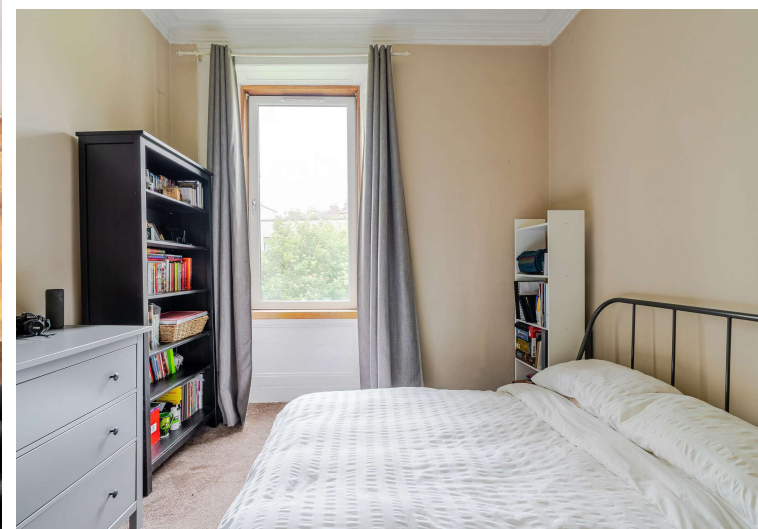
Permit parking available.



Leith Walk shops and restaurants on the doorstep.



Council Tax Band - C



There are two comfortable double bedrooms, with the principal bedroom benefiting from excellent proportions and built-in storage. Completing the accommodation is a spacious bathroom featuring a freestanding bath, separate shower enclosure and twin windows providing natural light and ventilation. Externally, residents enjoy access to a well-maintained communal garden to the rear and permit parking is available on the street.

The property is fitted with double glazing and gas central heating.





THE LOCAL AREA

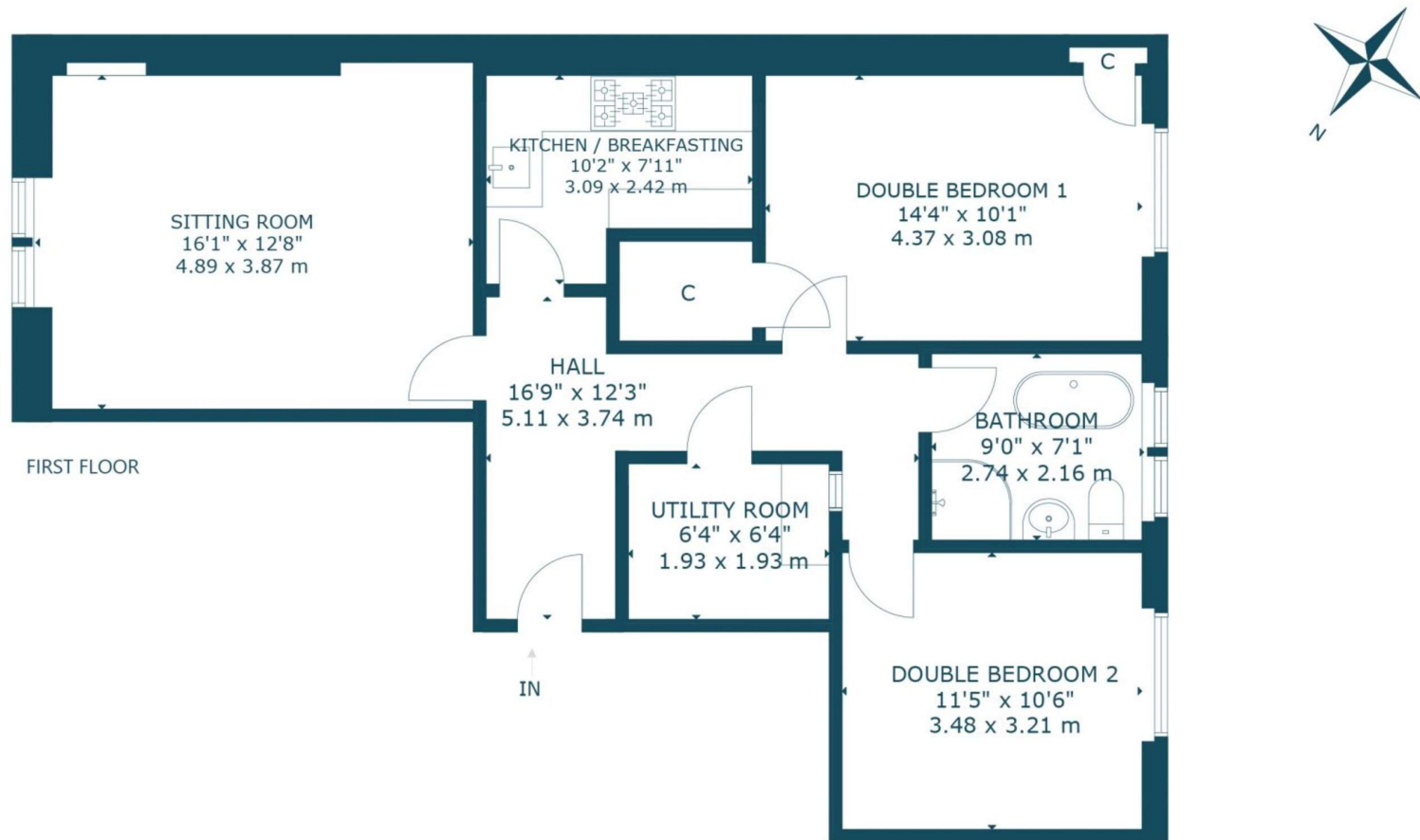
Situated just to the east of Edinburgh's city centre, Hillside is an increasingly popular district that combines handsome period architecture with an exceptional range of local amenities. Brunswick Street is ideally positioned within easy walking distance of the city centre, the St James Quarter, Edinburgh Playhouse, Calton Hill and the vibrant cafés, restaurants and independent shops of nearby Leith Walk and Broughton Street. The area is exceptionally well served by public transport, including the nearby tram stop providing direct access to Edinburgh Airport, while Waverley Station is also within comfortable walking distance. For outdoor recreation, Holyrood Park and Arthur's Seat are close by, making the location ideal for professionals and those seeking a central lifestyle with excellent connectivity.



EXTRAS

All light fittings, fitted floor coverings and white goods are included in the sale price. The curtains will be removed prior to sale. Some additional items may be available by separate negotiation.





66/3 BRUNSWICK STREET, EDINBURGH, EH7 5HU
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 818 SQ FT / 76 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.