



# 81/8 Brunswick Street

Hillside, EDINBURGH, EH7 5HS



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## Well-presented one-bedroom top floor flat, centrally located just off Leith Walk.

- Kitchen/sitting/dining room
- Double bedroom
- Bathroom with 3 piece suite
- Excellent location
- Bright & well proportioned
- Ideal for a first time buyer
- Excellent location close to amenities
- Secure entryphone system
- Communal rear garden
- Gas central heating & double glazing



Fixed Price:

**£245,000**



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Freehold

Further information can be found in the home report.

## About the Property

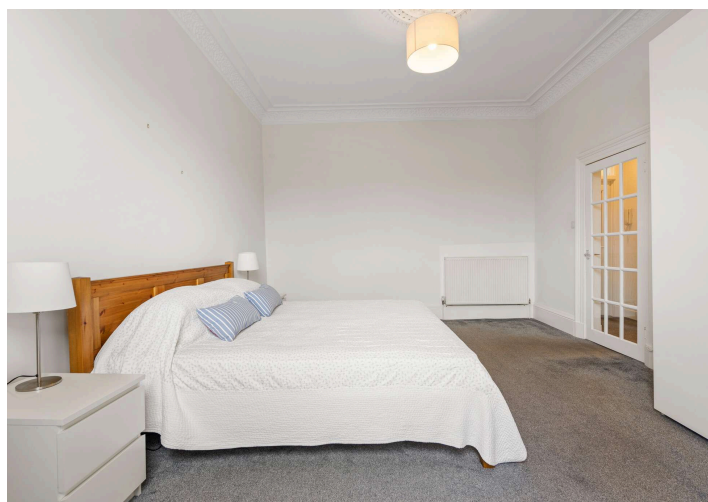
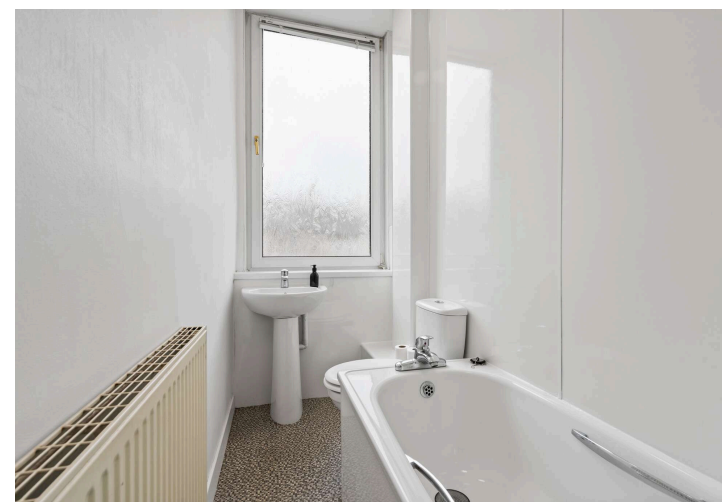
Situated on Brunswick Street just off Leith Walk, this well-presented one-bedroom top floor flat offers an excellent opportunity for first-time buyers, professionals or those seeking a centrally located city home.

The property is presented in excellent order throughout, with tasteful neutral décor creating a bright and welcoming atmosphere and allowing the new owner to move straight in. The accommodation provides comfortable and practical living space, ideally suited to modern city living.

Brunswick Street is well placed for an excellent range of local amenities, with the city centre, vibrant Leith and a variety of shops, cafés, restaurants and excellent transport links all within easy reach. Early viewing is recommended.

### Extras

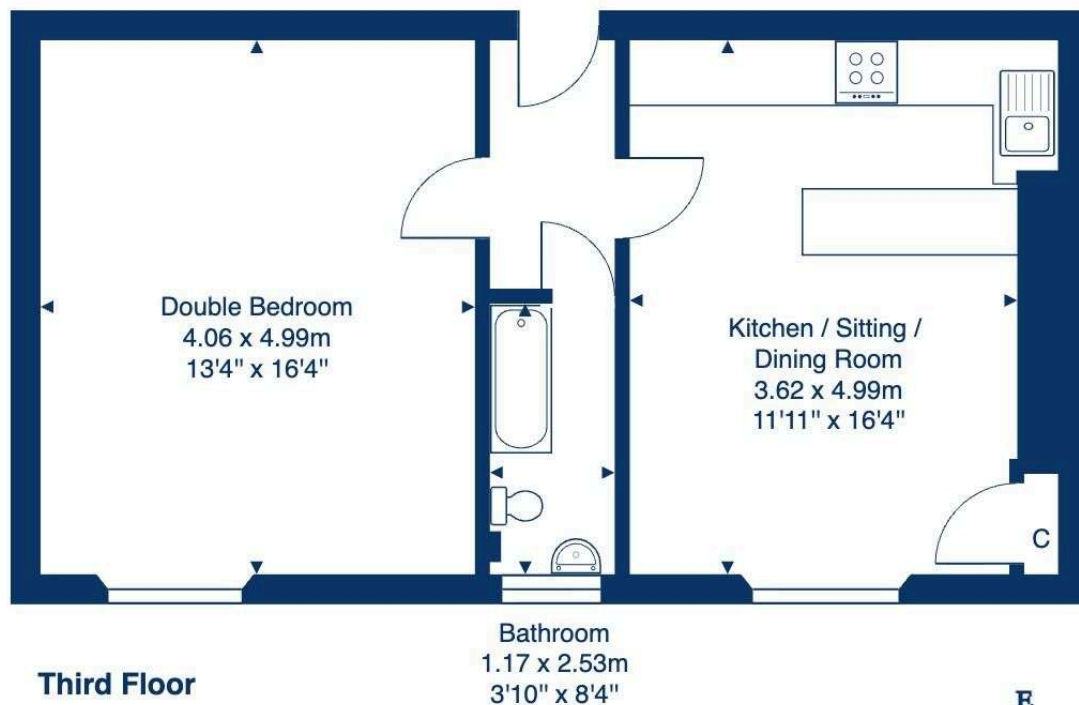
To include all fitted carpets, curtains, curtain poles, blinds & wardrobe in the bedroom in addition to the white goods within the kitchen: - Oven, hob, extractor hood, fridge & washing machine. Other items can be included if desired.





## Floor Plan

81/8 Brunswick Street, Edinburgh, EH7 5HS



Total Area: 47.4 m<sup>2</sup> ... 510 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Location

The popular area of Hillside is located a short distance to the east of Edinburgh's city centre making it extremely accessible on foot, bus and by tram. It is ideally located to benefit from the wide variety of local amenities at Leith Walk, Elm Row, Broughton Street, St James Quarter and Princes Street. The Playhouse Theatre and Omni Centre are a short walk away as is Waverley Train Station, York Place Tram Terminus and St Andrews Square Bus Station. For larger shopping requirements, The Meadowbank Retail Park is close by with a Sainsbury's supermarket and other high-street retail outlets. Hillside benefits from excellent road links adjoining the A1 with links across the city and further afield. For local outdoor recreation Holyrood Park is close by, home to Edinburgh's iconic Arthur's Seat and Portobello beach just a short bus ride away. There are also several nearby leisure centres, swimming pools and gyms.





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