

81/6 Brunswick Street

HILLSIDE, EDINBURGH, EH7 5HS



*Versatile Hillside flat with two public rooms, high ceilings
and potential to create a second bedroom*



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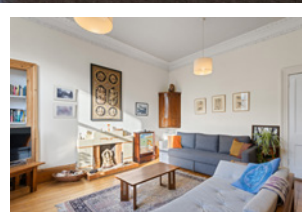


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McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom flat with two public rooms, ideally located on Brunswick Street in the highly sought-after Hillside area. Presented in very good decorative order throughout, the property offers both immediate comfort and excellent flexibility.

THE LIVING ROOM / POTENTIAL 2ND BEDROOM

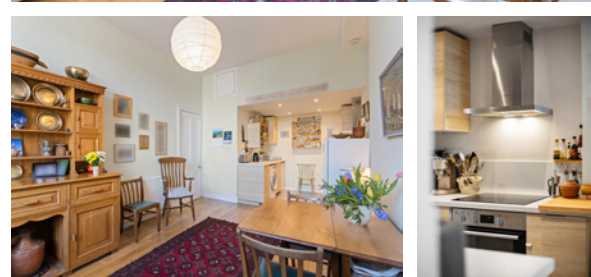


The accommodation is bright and spacious, enhanced by impressive high ceilings that create a wonderful sense of volume and natural light. The two public rooms provide versatile living space, with the potential to reconfigure the layout to create a second bedroom if desired.

THE KITCHEN /DINING ROOM



The kitchen/dining room, with its recessed kitchen area and spacious dining/living space, is generously sized, making it a practical and sociable heart of the home.





The double bedroom is well proportioned, while the overall layout is complemented by a three-piece bathroom and two large storage cupboards located in the hallway, offering excellent everyday practicality.

THE BATHROOM



THE BEDROOM

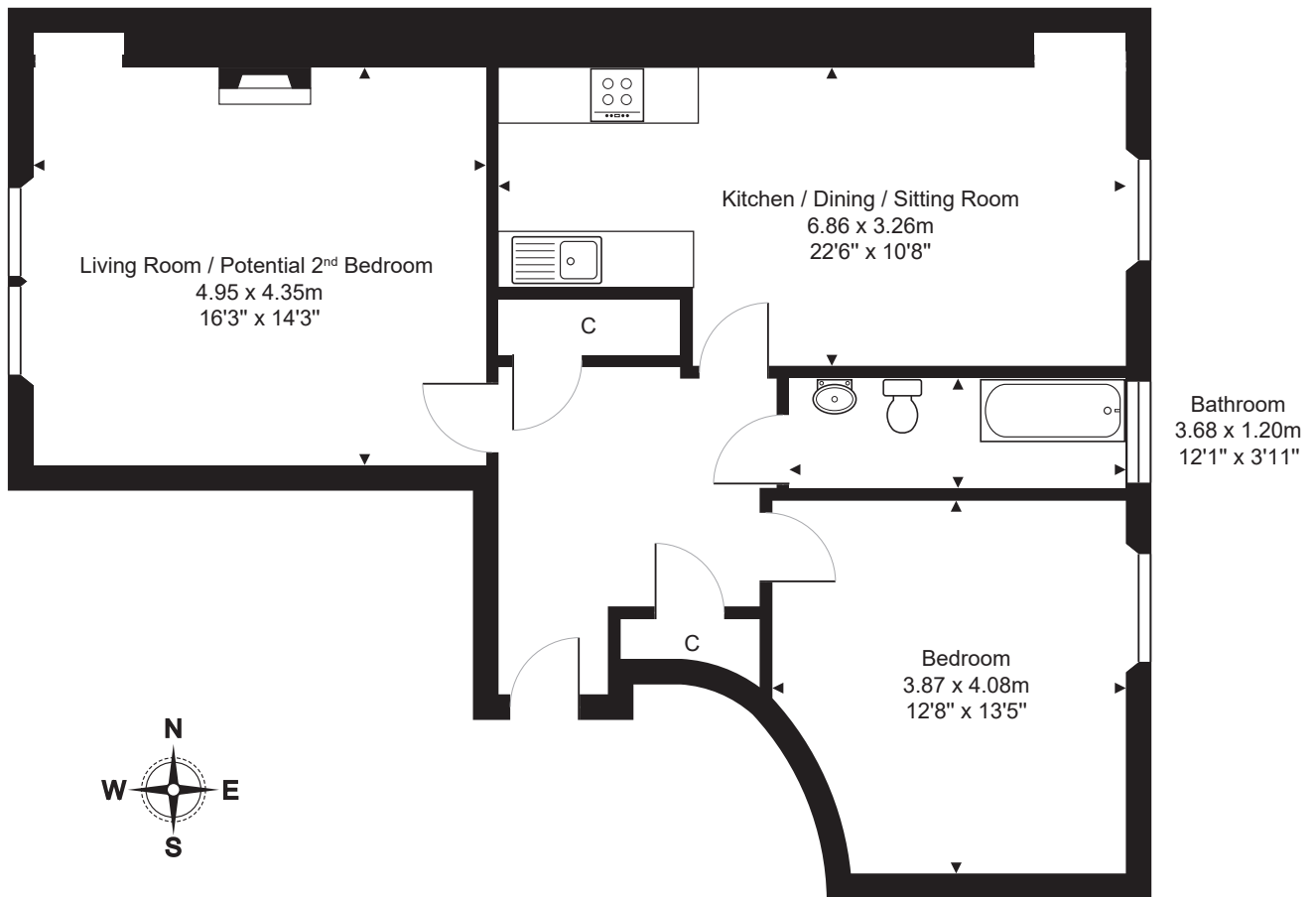


This attractive property combines period charm with modern convenience and would appeal to a wide range of buyers, including first-time purchasers, professionals and investors alike. Situated in a prime central location close to local amenities, the city centre and excellent transport links, early viewing is highly recommended.

EXTERNALS

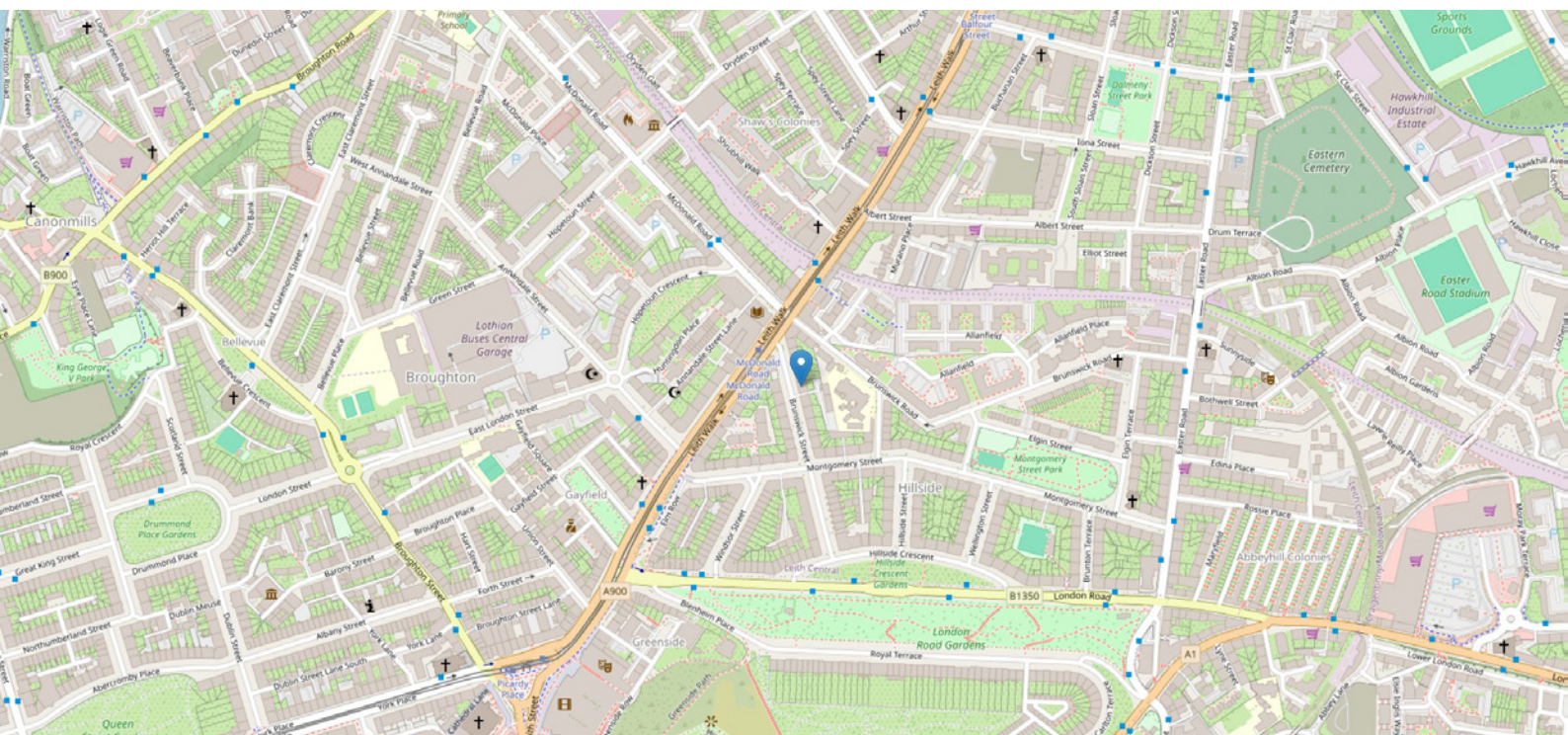


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m² | EPC Rating: C



THE LOCATION

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape. The property enjoys outstanding close proximity to all that the inspiring Capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.





The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram terminus at York Place, which provides quick and convenient travel to Edinburgh Airport and the bus station at St Andrew's Square. Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and a gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

Within the city centre, naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications. The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services. There are a number of post offices from which to choose. The West End is, of course, where Edinburgh's entertainment facilities tend to be very highly concentrated. Here, there is the Usher Hall, the Lyceum Theatre, all manner of restaurants and bars, indoor sports facilities, and Health Clubs. For the energetic, none of these facilities is more than a comfortable walk away.

For those who prefer open-air recreational facilities, Holyrood Park and Princes Street Gardens are virtually on the doorstep. It is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions, providing interesting new perspectives on otherwise familiar parts of the city.



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