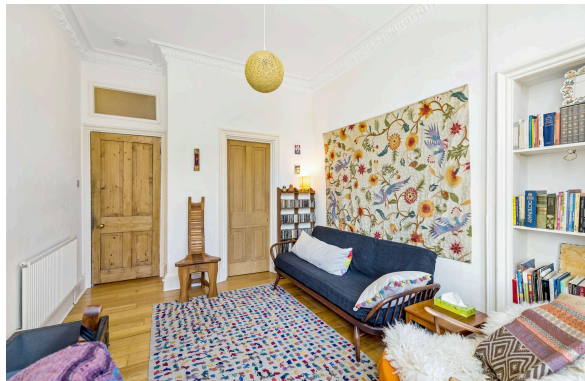




5 (1F1) Brunswick Road
HILLSIDE | EDINBURGH | EH7 5NG


warners
solicitors & estate agents



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Situated within the highly sought-after residential district of Hillside, this bright and spacious traditional first-floor flat offers stylish, move-in-ready accommodation next to the restaurants, shops and transport links of Leith Walk.

The property is presented in excellent condition throughout and benefits from gas central heating, double glazing, contemporary decor and attractive wooden flooring. The accommodation comprises a welcoming sitting room, which doubles as a spare bedroom, featuring an ornate cornice and large front-facing windows. To the rear, the modern galley-style kitchen is fitted with wooden worktops, a gas hob and ample storage, including a pantry. This leads onto a generous space for dining and entertaining which features a bespoke window seat with bookshelves.

The well-proportioned double bedroom enjoys a peaceful rear-facing aspect, and the modern bathroom is fitted with a white suite and shower over the bath. A particular feature of this property is its flexibility of layout. The spacious kitchen/dining room could readily serve as an open-plan living/kitchen space, allowing the current living room to be utilised as a second double bedroom if desired.

Ideally suited to first-time buyers, professionals, investors or those seeking a city pied-a-terre, the flat combines period character with modern comforts in one of Edinburgh's most desirable central neighbourhoods. Early viewing is highly recommended to fully appreciate the accommodation on offer and the convenience of its prime Hillside location.

- Highly sought-after Hillside location, close to the city centre and amenities
- Bright and spacious first-floor traditional flat in move-in condition
- Flexible layout that can be used in a two-bedroom configuration
- Stylish modern kitchen/dining room with generous entertaining space
- Attractive period features, including ornate cornicing and tall ceilings
- Generous built in storage, including a kitchen pantry, hall cupboard, and bespoke window seat with cupboards underneath
- Benefits from gas central heating, double glazing and contemporary decor throughout.

Energy Rating C. Council Tax Band B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtains, integrated kitchen appliances, fridge freezer, washing machine and window seat will be included in the sale.

The subjects are located in the highly regarded Hillside area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Leith Walk, Easter Road and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The flat is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas, including the new tram extension linking the Airport to Newhaven via nearby Leith Walk. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also within easy reach.

