

12 (flat 12) Brunswick Street, Hillside, Edinburgh, EH7 5JD



Description

Situated in the exceptionally popular area of Hillside on the border of the historic New Town, this immaculately presented property is located on the second floor of an exclusive development. Within walking distance of St James Quarter, this contemporary property boasts stylish, bright, and design-led accommodation including a stunning open plan living/dining/kitchen. With secure underground allocated parking, a communal roof garden, and the City Centre on the doorstep offering the best in cosmopolitan city living, this impressive property is a unique opportunity and would be perfect for a professional, couple, or investor.

Features

- Well-managed development with lift access
- Communal roof terrace with exceptional views
- Allocated parking space in secure underground car park
- Tram stop and bus links nearby
- Short walk to St James shopping centre & Waverley Train Station
- Light-filled living/dining/kitchen boasting wooden flooring, ambient lighting, and a calm colour palette throughout
- Thoughtfully designed kitchen featuring a central island and high-spec integrated appliances
- Elegant principal double bedroom with a dressing room and luxurious en-suite with walk-in shower and underfloor heating
- Two further double bedrooms
- Main bathroom with heated flooring and shower over bath
- Gas central heating (combi boiler)

Extras

The blinds, light fittings, living room curtains, integrated oven, hob, microwave, washing machine, dishwasher, fridge/freezer and kitchen bar stools are included.

Factor

The development is factored by Simply Factors Ltd for approx.£101.63 per month according to the vendor. This includes maintenance of communal areas with a separate payment of £256.68 every 6 months to buildings insurance.



Location

The vibrant and cosmopolitan area of Hillside in Leith is a hub for socializing and is within a 10-minute walk of the city centre. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the prestigious shopping and leisure destination of St James Quarter is a short walk away. The neighbouring Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Lochend Park, Holyrood Park and Arthur's Seat are all within walking distance. For the fitness enthusiast, Leith Victoria Swim Centre is nearby. It benefits from an excellent public transport system with multiple bus routes servicing the whole city and tram network connecting Leith to the city and to Edinburgh International Airport.

EPC Rating: B

Price and Viewing

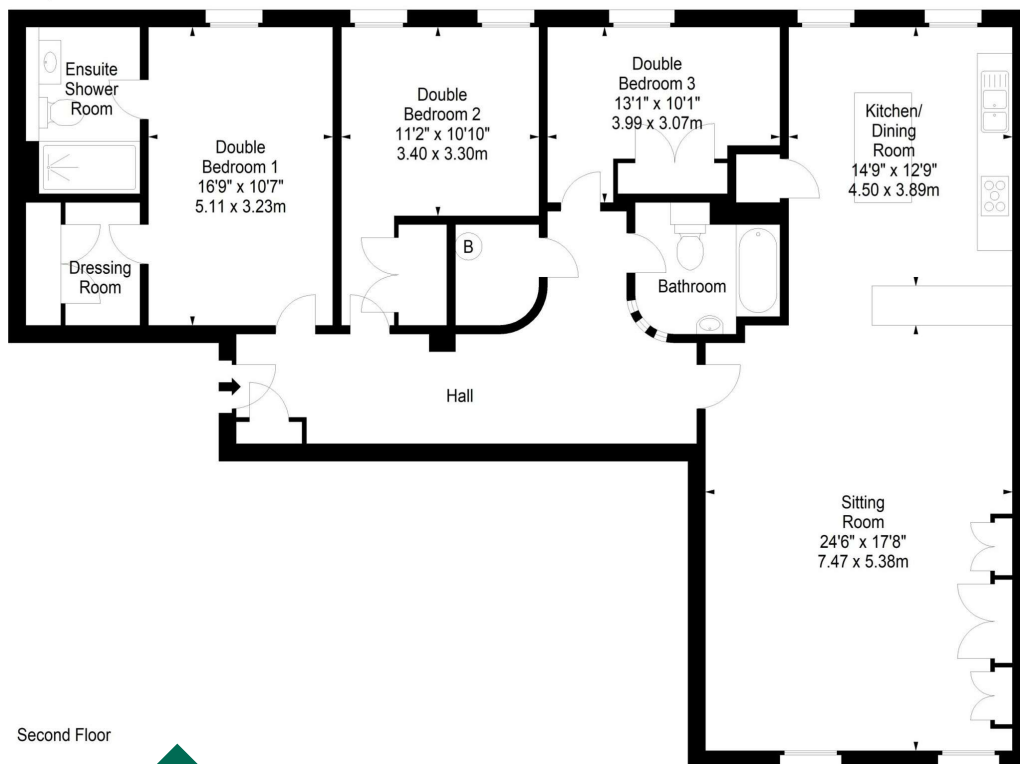
For price and viewing information or further details on this property please contact us on 0131 557 3188.



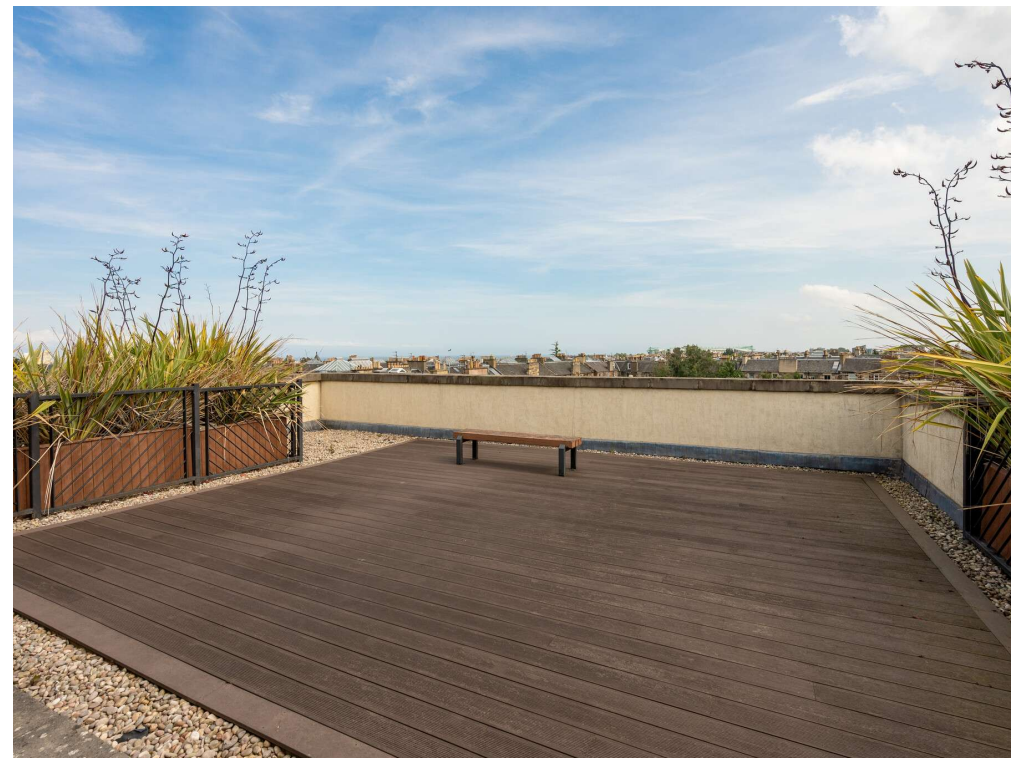
Brunswick Street,
Edinburgh,
Midlothian, EH7 5JD



Approx. Gross Internal Area
1561 Sq Ft - 145.02 Sq M
For identification only. Not to scale.
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Second Floor



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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