



RALPH SAYER
SOLICITORS & ESTATE AGENTS

15/2 Brunswick Road

Hillside, Edinburgh EH7 5NQ

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Charming ground floor flat, forming part of a small stone-built terrace in sought-after Hillside, with the pretty Montgomery Street Park, just around the corner. Nearby Leith Walk offers all your daily needs and access to the tram network.

This lovely home enjoys a tranquil position to the rear of the terrace, overlooking a south-facing shared garden. On entering there is a welcoming hallway, which leads directly in a bright and airy lounge open-plan to the kitchen, beautifully presented with crisp white walls and warm wood style flooring. Tucked neatly to the rear of the room, is the 'L' shaped kitchen providing ample storage and worktop space. A calm and relaxing double bedroom, enjoys a south-facing aspect overlooking the shared garden and features built-in storage. Finally, a stylish shower room, completes this charming home.

Property Summary

- Montgomery Street Park, just around the corner
- Charming ground floor flat - forming part of traditional stone-built terrace
- Beautifully presented open plan lounge/kitchen
- Double bedroom with built-in storage
- Stylish three-piece shower room
- Electric heating & double glazing
- Well-maintained south-facing shared rear garden
- On-street permit parking - Zone N1 & metred parking
- EPC Rating - D | Council Tax Band - C

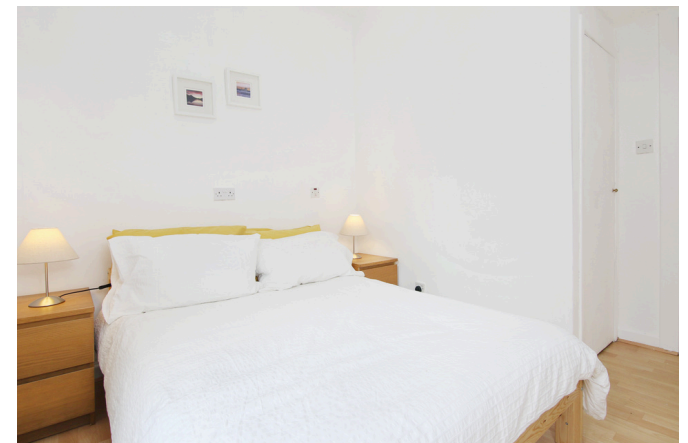
Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, to be included in the sale.



Home Report Value - £170,000



Beautifully presented & charming one bedroom flat



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dream property!



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 **CHARTERED FIRM**

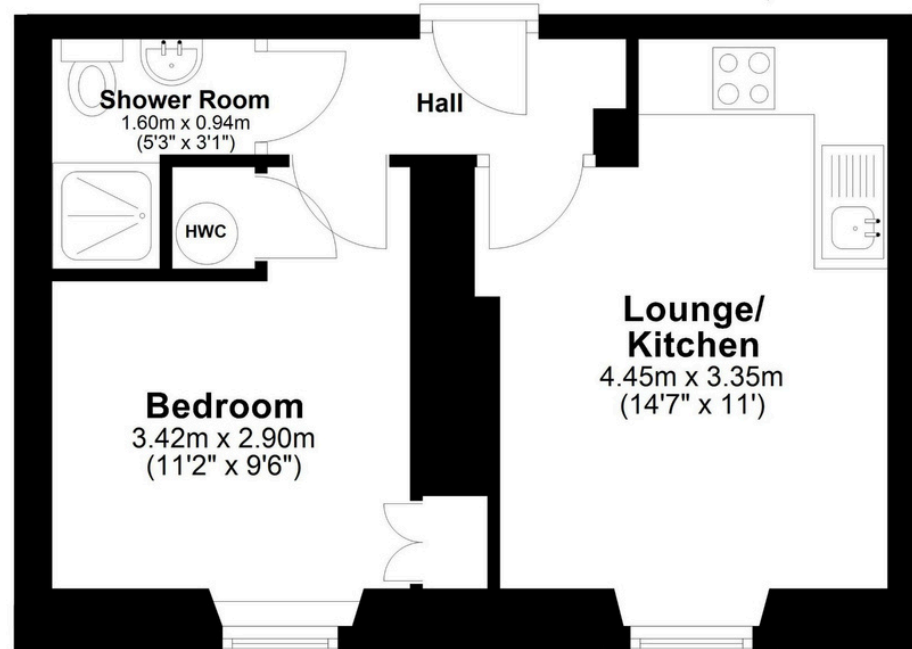
  

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

Ground Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



Location

Hillside is an extremely sought after location, due to its elegant Georgian architecture, treelined streets and its proximity to the city centre (a mere 10 minute walk). At the heart of Hillside is Montgomery Street Park, a thriving community hub. Leith Walk offers excellent local amenities. More extensive shopping can be found at nearby Meadowbank Stadium.



MONTGOMERY STREET PARK

Being so close to the city centre you have a wide choice leisure and entertainment opportunities, including easy access to the famous International and Fringe Festivals, closer to home you have the Playhouse Theatre, Omni Centre and Carlton Hill. More fabulous walks can be found at Holyrood Park, just a 10 minute walk. A wide choice of transport is available, from numerous regular bus services, the trams and Edinburgh Waverley Station (both a 10 minute walk), the trams offer a fast and efficient link to Edinburgh International Airport.