



51/3 Brunswick Street
LEITH | EDINBURGH | EH7 5HT

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solicitors & estate agents



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Situated on a peaceful residential street, yet just a short walk from the city centre and the excellent range of amenities along vibrant Leith Walk, this exceptional dual-aspect first-floor flat forms part of an elegant traditional Victorian building.

Beautifully bright and generously proportioned, the property offers superbly presented, thoughtfully designed accommodation throughout, further enhanced by impressive high ceilings and an abundance of charming period features. Perfectly positioned in a highly sought-after location with an outstanding selection of local amenities right on the doorstep, this superb home presents an ideal opportunity for professionals, couples, or those seeking stylish city living.

The accommodation comprises a welcoming central reception hallway with excellent built-in storage, leading to a stunning west-facing bay-windowed living room featuring a beautiful period fireplace, ornate cornicing, and attractive stripped wooden floorboards.

The stylish kitchen/dining room has been thoughtfully designed and benefits from a generous full-size dining recess, integrated dishwasher, induction hob, adjoining utility pantry, and a spacious walk-in larder providing exceptional additional storage.

The property offers a well-proportioned double bedroom, a contemporary bathroom fitted with a white three-piece suite and shower over bath, as well as a large and versatile box room offering potential as a home office, dressing room, or additional storage, and also features a bed-sized mezzanine platform.

Additional benefits include gas central heating and double glazing for year-round comfort and energy efficiency, a secure entry system, a well-maintained shared rear garden, and permit parking.

- Quiet central location moments from Leith Walk and the city centre
- Elegant Victorian flat with beautiful period features
- Bright, spacious dual-aspect first-floor accommodation
- Stunning bay-windowed living room with fireplace
- Stylish dining kitchen with excellent storage
- Box room, shared garden, secure entry and permit parking

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

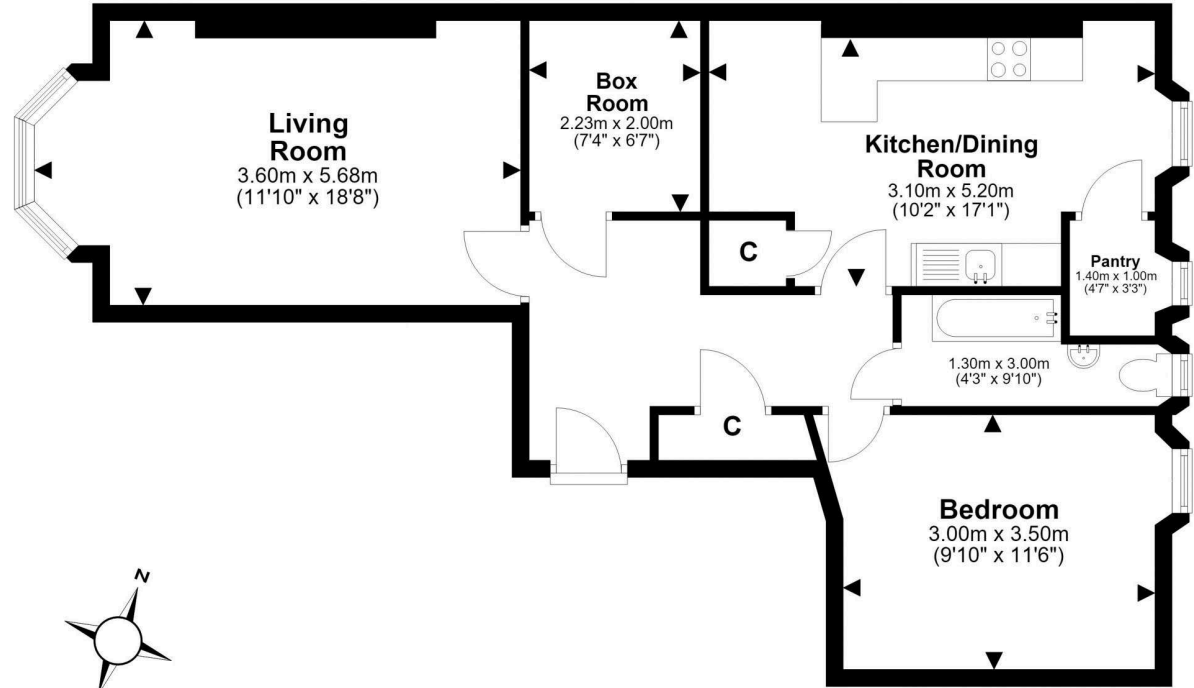


Energy Rating C. Council Tax band C.

Included in the sale will be all blinds, curtains, and white goods.

The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.