



# 21B/2 Brunswick Road

Leith, Edinburgh, EH7 5FN



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**Ultra-modern, Cala built,  
lower ground floor flat just off  
Leith Walk presented in move  
in condition.**

- Sitting/dining room/kitchen
- Double bedroom
- Bathroom with 3 piece suite
- Excellent storage
- Terraced garden
- Allocated parking space
- Secure entryphone system
- Excellent location close to amenities
- Well presented and in move in condition
- Gas central heating & double glazing



**Fixed Price £249,995**

**EPC Rating: B**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Located just off Leith Walk this ultra-modern, Cala built, lower ground floor property would make an ideal home for a young professional couple. Internally the property has been styled & decorated to a high standard by the current owner with high specification finishes throughout. The property further benefits from an allocated parking space, communal bike store and private south facing terraced garden.

# Extras

To include all fitted floor coverings, carpets, curtains & curtain poles in addition to the integrated appliances - eye level oven, gas hob, cooker hood, dishwasher, fridge/freezer and washing/dryer.

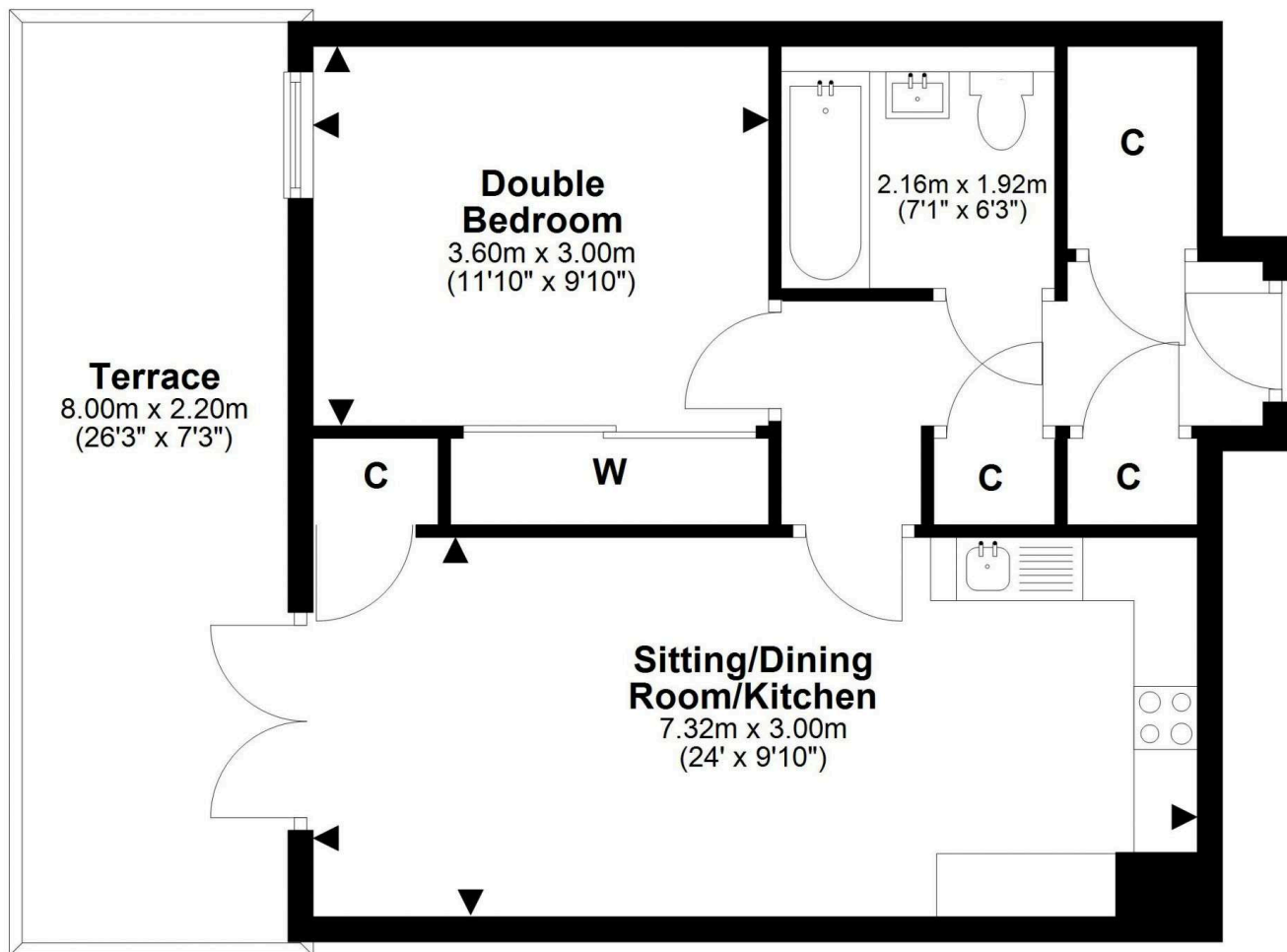
# Management

The development is factored and maintained by 91BC for an approximate monthly fee of £115 which includes communal areas, grounds maintenance, lift maintenance and block buildings insurance.

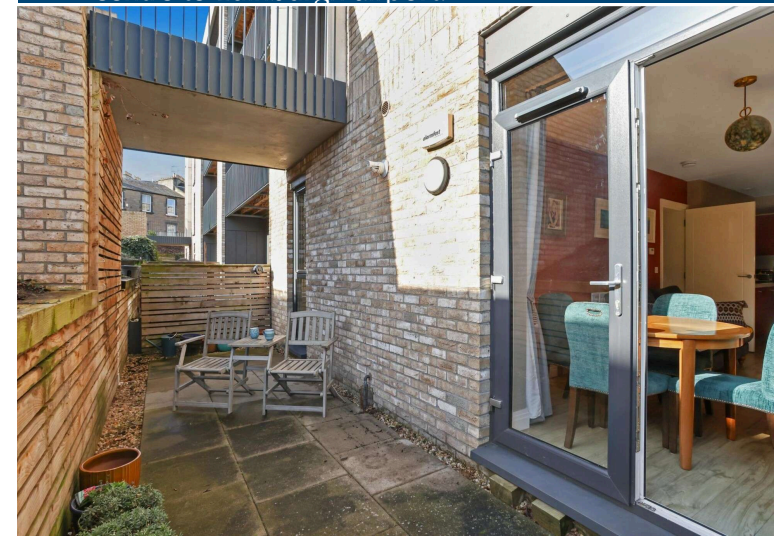


## Location

Leith is a buzzing port district, just two miles northeast of the city centre. This historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities. An efficient bus and tram service run to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre 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.





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