

# 19B Flat 4 Brunswick Road, Leith Edinburgh, EH7 5FN

OFFERS OVER £300,000



drummondmiller





- Sunny ground floor flat in true 'move-in' order
- Large living room and separate kitchen
- 2 double bedrooms with fitted wardrobes and main bathroom
- Double glazing and gas central heating
- Phone entry system and factor
- Communal grounds and own allocated parking bay
- Minutes from East End of Princes Street
- EPC B

### Description

Located on Brunswick Road, just off Leith walk is this spacious and bright ground floor property (74sqm) with balcony. The property forms part of a modern development completed by Cala Homes with secure entry system, lift access and an allocated parking space with visitor space available. The property comprises of a bright and welcoming entrance hall with two large storage cupboards. The spacious lounge/dining room has a large window with patio door to the balcony. The kitchen is fitted with modern base and wall units with oven, hob, hood, fridge/freezer, dishwasher and washer/dryer, which shall remain. There are two good sized double bedrooms with fitted wardrobes and windows to the rear. Completing the accommodation is the large bathroom with three piece white suite with shower over the bath and separate double walk-in shower. This flat is perfect for first time buyers or investors alike and early viewing is recommended.





### Central Heating and Double Glazing

Modern gas heating is complemented by uPVC double glazing.

### Location

Leith has rapidly become one of the most exciting areas of Edinburgh to live. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to Easter Road, the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and restaurants. Regular buses provide easy and frequent connections to Edinburgh's city centre. The open green spaces of Dalmeny Park, Lochend Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.

### Grounds and Parking

The development offers shared grounds and residential parking spaces, as well as zoned parking.

### Home Report

The property has been valued by surveyors at £310,000 and the Home Report is available from the ESPC web site.

### Council Tax and Energy Performance Certificate

The property lies in Council tax Band E and has a B-rated EPC.

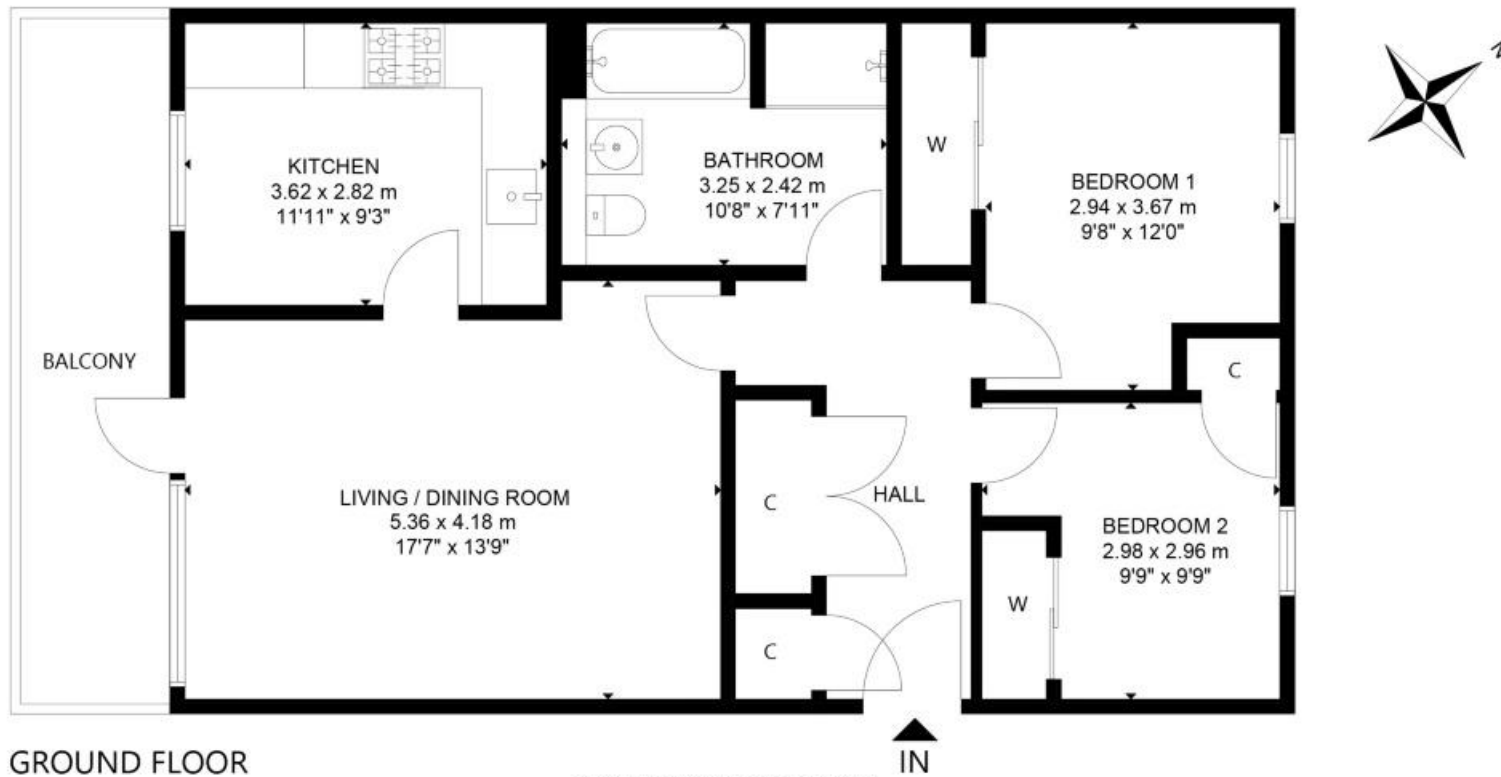
### Viewing

Telephone Agents 0131 229 3399 (07595820611 out with office hours) to view.

### Extras

The sale price includes all the integrated appliances and fitted carpets.





FLAT 4, 19B BRUNSWICK ROAD, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL AREA 797 SQ FT / 74 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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