



boyd property

12/18 Brunswick Street
EDINBURGH | EH7 5JB

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Description

Boyd Property are delighted to present to the market this luxury 1-bedroom penthouse apartment forming part of a highly regarded exclusive development, quietly positioned in a prime location only a short walking distance from great local amenities and City Centre attractions. The apartment is most impressive, exceptionally light and spacious, has been decorated in neutral tones and is offered to the market in immaculate order throughout. The accommodation briefly comprises, a welcoming entrance hallway, a well-proportioned twin windowed lounge/dining room which provides a comfortable room with dedicated zones for relaxing, eating, and entertaining. The modern kitchen comes complete with a good selection of high-quality base and wall mounted units, complementary worktop surfaces and integrated oven, hob, hood, fridge, freezer, microwave and free-standing washing machine. The light and airy elegant double bedroom provides a tranquil retreat and comes complete with fitted wardrobes. There is a stylish shower room fitted with a contemporary white suite and glass shower cubicle. The property benefits from double glazing, gas central heating, lift and entry phone security system. Externally the property has access to a roof terrace and landscaped communal garden grounds with manicured lawn that is bordered with mature plants, trees and shrubbery to the rear. There is also a communal sunroom on the roof. The property has an allocated car parking space in the car park at lower ground floor level which is accessed by a secure electric gate. This property will appeal to a variety of prospective buyers and viewing is therefore highly recommended to fully appreciate the size, standard and quality of accommodation on offer.

Factoring

The development is managed by Simply Factors Limited for a monthly fee of approx. £105. This includes the maintenance of communal grounds, window and stair cleaning, lift maintenance and buildings insurance.

Location

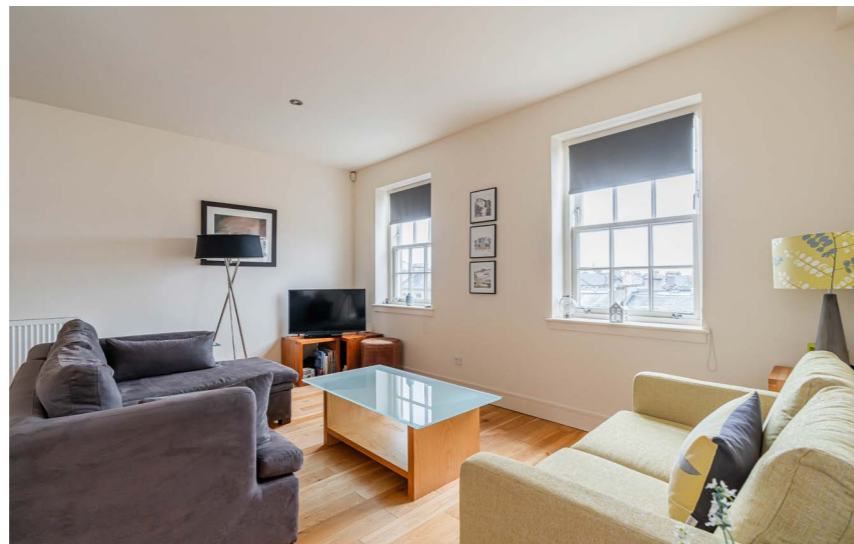
Hillside is a high-amenity area with fine period architecture, lying within walking distance of the city centre's restaurants and highly desirable shopping facilities which include the main shopping and commercial thoroughfares of Princes Street, George Street and St James Quarter. Multrees Walk is also close by, offers luxury designer shopping and is the home of Scotland's only Harvey Nichols store. Other nearby attractions include the Omni Centre and The Playhouse Theatre. Leith Walk, Elm Row and nearby Broughton Street offer a good range of local shopping facilities, with a cosmopolitan selection of cafés, bars, and restaurants within a short radius. Edinburgh's historic Old Town and New Town are easily accessed and Queen's Park, Arthur's Seat, Ocean Terminal and the popular Shore district offer further leisure and recreation opportunities. Waverley Train Station and the newly completed Tram links are within walking distance and frequent bus services operate from London Road and Elm Row. Well-respected primary and secondary schools can also be found in the vicinity.

Extras

All fitted floor coverings, integrated kitchen appliances and free-standing washing machine.

Price & Viewing

For price and viewing information contact Agents.



Features

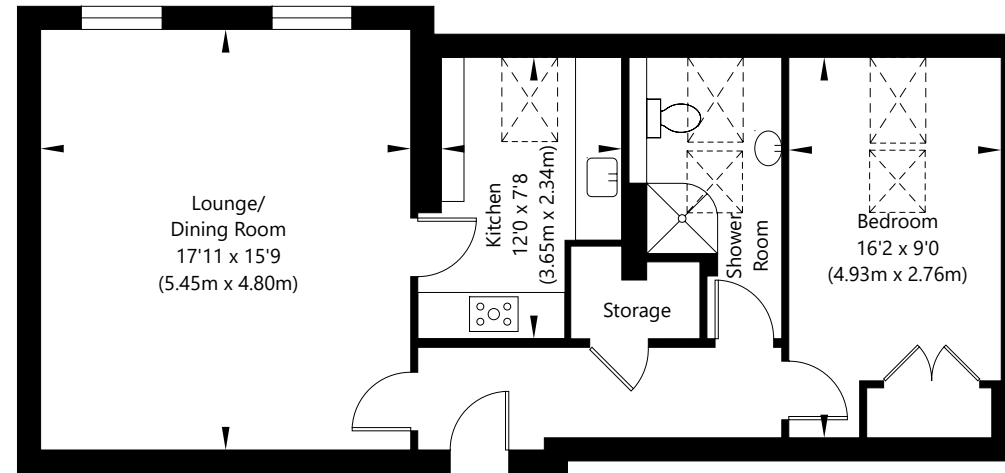
- Sought after city location
- Entrance hallway
- Living/Dining Room
- Kitchen
- Double bedroom
- Shower room
- Double glazing
- Gas central heating
- Entry phone security system
- Roof terrace
- Landscaped communal garden grounds
- Communal sunroom at the roof
- A secure underground allocated parking space

“A luxury penthouse apartment forming part of a highly regarded exclusive development, quietly positioned in a prime location only a short walking distance from the great local amenities and City Centre attractions.”





Fourth Floor
 Approx. Internal Area 64.17 Sq M / 691 Sq Ft.
 Not to scale. For identification only.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. 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 sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

