

COULTERS<sup>®</sup>

WELCOME TO:

# BRUNSWICK STREET

12/5 Brunswick Street, Edinburgh, EH7 5JD



## BRUNSWICK STREET AT A GLANCE:



Vibrant Hillside location



Modern apartment



Underground parking



Minutes from Leith Walk



Calton Hill close by



Walking distance of the City Centre

## EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Situated in the exceptionally popular area of Hillside, this immaculately presented property is located on the first floor of an exclusive development. Within walking distance of St James Quarter, this contemporary property boasts stylish, bright, and design-led accommodation including a stunning east-facing living/dining/kitchen. With underground parking, landscaped grounds, and the City Centre on the doorstep, this impressive property is a unique opportunity and would be perfect for a professional, couple, or investor.

- Light-filled living/dining/kitchen boasting triple windows, wooden flooring, ambient lighting, and a calm colour palette throughout.
- Thoughtfully designed kitchen featuring cream wall and floor units, and high-spec integrated appliances including an eye-level microwave, oven, hob, and a ceiling extractor hood.
- Elegant principal double bedroom overlooking Brunswick Street with a built-in wardrobe.
- Second good-sized double bedroom with a built-in wardrobe.
- Luxurious bathroom with porcelain wall and floor tiles, chrome towel radiator, a WC, bath with wall-mounted rain shower, and a washbasin.
- Gas central heating throughout.
- Landscaped shared grounds with sandstone paving, and seating areas.
- Communal rooftop space with a garden room.
- Allocated secure residents' underground parking.





## LOCATION, LOCATION, LOCATION:

To the north-east of Edinburgh City Centre, Hillside on the fringes of the New Town, is a popular location close to bustling Easter Road and Leith Walk. The property enjoys access to leafy open spaces such as Montgomery Street Park, Lochend Park with its attractive walking routes, Calton Hill, and the iconic Holyrood Park.

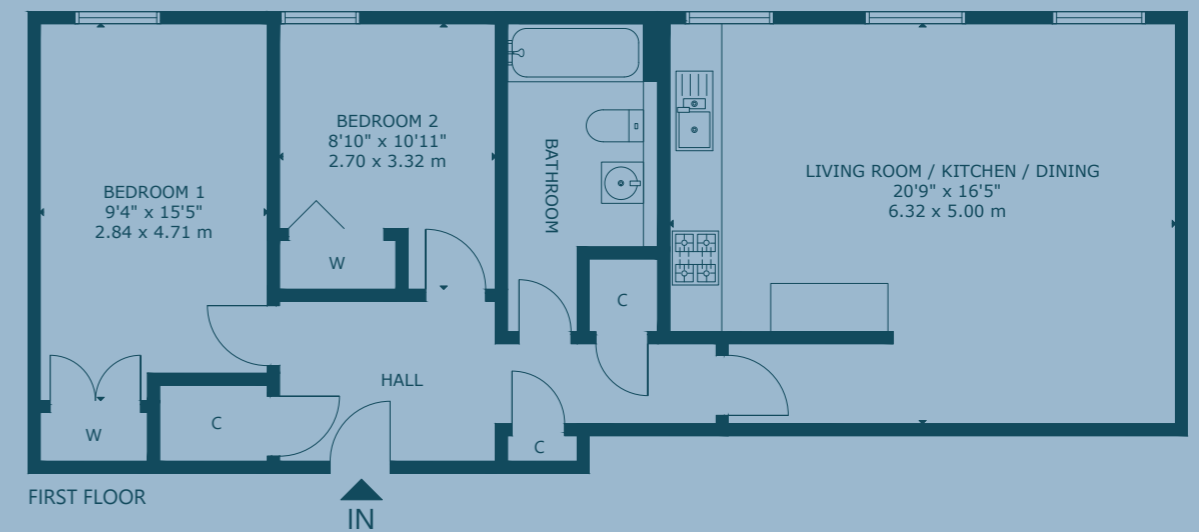
Meadowbank Sports Centre houses a state-of-the-art gym, fitness classes, and sports halls, whilst the Omni Centre at the East End boasts a Nuffield Health Fitness and Wellbeing Gym, a VUE Cinema, eateries such as Nando's and the Edinburgh Street Food hub where you can sample global cuisine from award-winning vendors. The world-class entertainment

destination St James Quarter with over 80 high-quality retailers and 30 fantastic dining options is a ten-minute walk. Discover further exceptional dining and leisure options on Leith Walk, Broughton Street, and Easter Road. Daily shopping needs are well-catered for with a Lidl just a ten-minute walk away, a Sainsbury's at Meadowbank, and by a range of local convenience stores and independent retailers.

Schooling includes Leith Walk Primary and Drummond Community High School, and Edinburgh private options are within easy reach. Regular bus and tram services take you to Newhaven, the City Centre, Edinburgh Waverley Train Station, and Edinburgh International Airport.



## FLOOR PLAN:



12/5 Brunswick Street, Edinburgh, EH7 5JD

Approx. Gross Internal Area

798 Sq Ft - 74 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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