

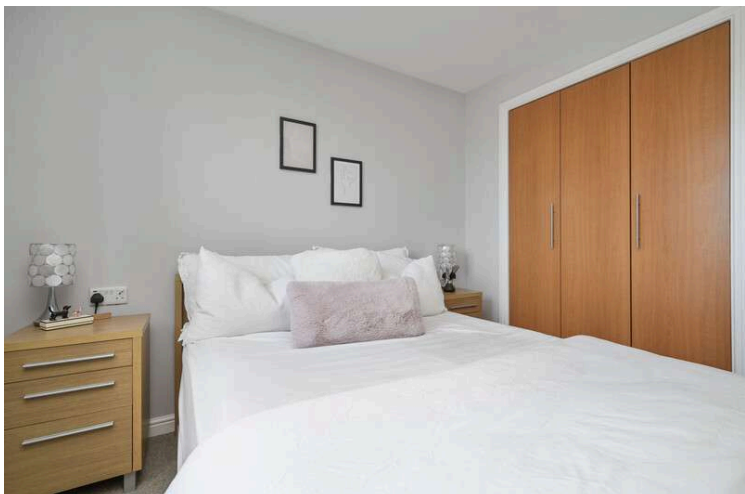
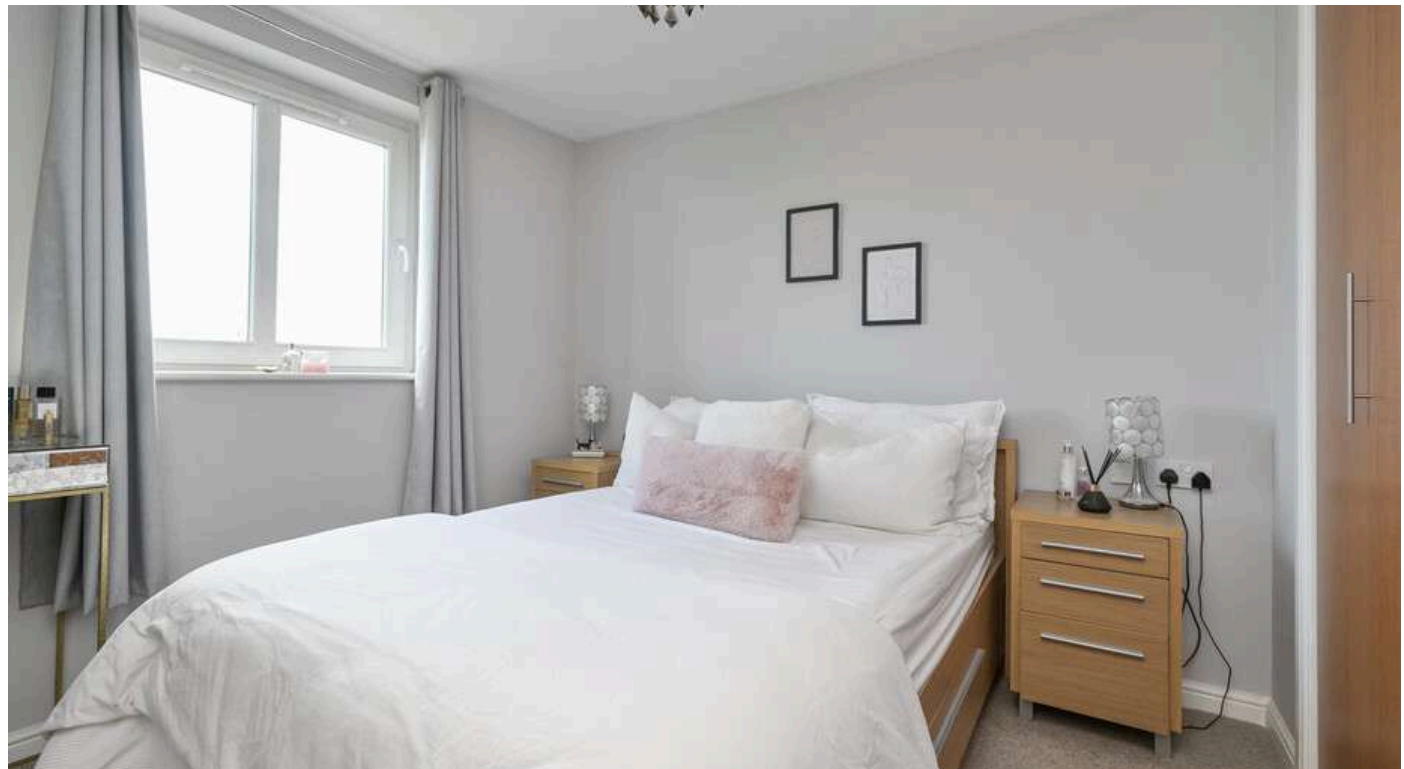




McDougall McQueen are delighted to offer to the market this bright and spacious two bedroom top floor apartment offering excellent modern day living. The property has a secure entry system, lift access to all floors along with residents gym and residents and visitors parking. The property is ideally located in the vibrant Leith area of Edinburgh close to an abundance of amenities and transport links including the tram network. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage facilities.
- Bright and spacious living room with balcony access.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Master bedroom with built in wardrobe storage and en-suite shower room.
- Further double bedroom with built in wardrobes.
- Bathroom comprising WC, wash hand basin with

- vanity storage, bath with shower over and ladder radiator.
- Gas central heating.
- Double glazing.
- Residents and visitors parking.
- Residents gym
- Factored by James Gibb.



Location

Conveniently situated in the vibrant East End of Edinburgh, next to Leith, desirable Brunswick is an ideal base from which to live and work in the capital. There is an abundance of local convenience shopping whilst Princes Street is within easy walking distance. Nearby Ocean Terminal Shopping Centre and the St James' Quarter offer a fantastic selection of retailers and trendy eateries. Brunswick is surrounded with stylish cafés and brasseries, whilst lively Leith Walk offers an eclectic mix of artisan bars and restaurants. Those stretching their legs have easy access to Arthur's Seat, Holyrood Park and Carlton Hill, whilst a gym, swimming pool and fitness classes are available at Nuffield Health Fitness & Wellbeing Gym. Brunswick is well connected, with regular bus links to other parts of the city and the tram stop situated nearby for easy access to the City Centre and Edinburgh Airport. The city bypass is within easy reach, with Edinburgh International Airport only a 9 mile drive away.

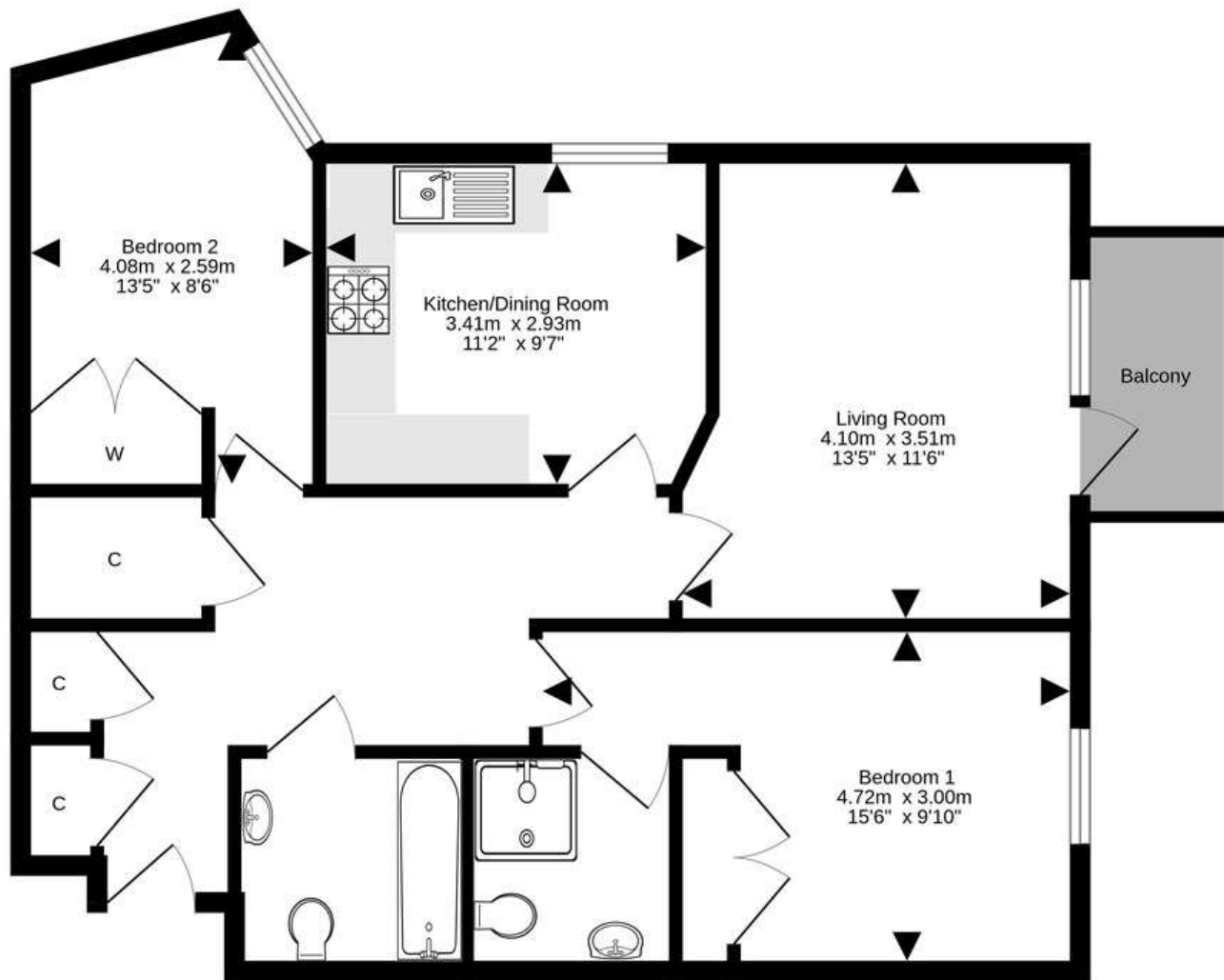
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and all floor coverings.

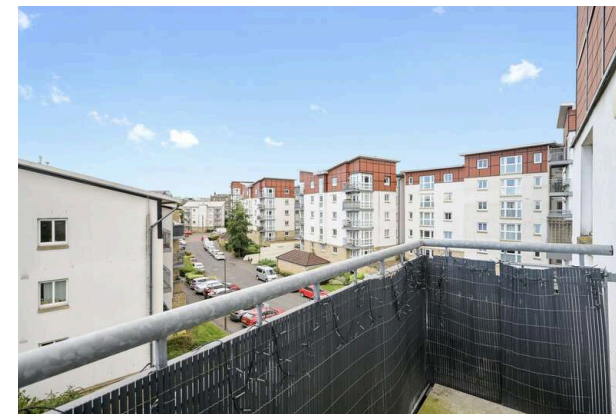
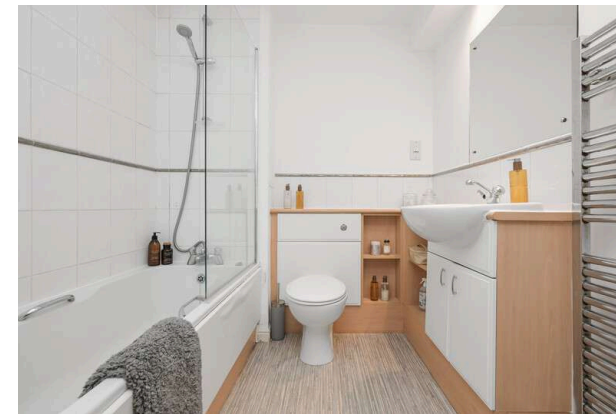
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2023



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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 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. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

