










Offers Over
£275,000

81/3 Brunswick Street

Hillside | Edinburgh | EH7 5HS

This impressive, beautifully presented first floor flat forming part of a traditional tenement, situated within the high amenity district of Hillside, within walking distance of the City Centre, transport links and excellent local amenities. In true move-in condition the property would undoubtedly appeal to professionals and early viewing is highly recommended.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  Communal garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - C



Description

In brief the accommodation comprises; welcoming entrance hallway with two useful built-in storage cupboards, generously proportioned and bright lounge with twin windows offering excellent natural light, stunning modern fitted kitchen/dining with integrated appliances and walk-in pantry, light and airy bedroom and stylish bathroom with Japanese bath and shower over. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances which include; Neff microwave, Neff slide and hide oven, Neff hob, dishwasher, washing machine and fridge/freezer.

Gardens & Parking

There is a communal garden located to the rear of the property. Permit/metered parking is available to the front and surrounding area.

Viewing

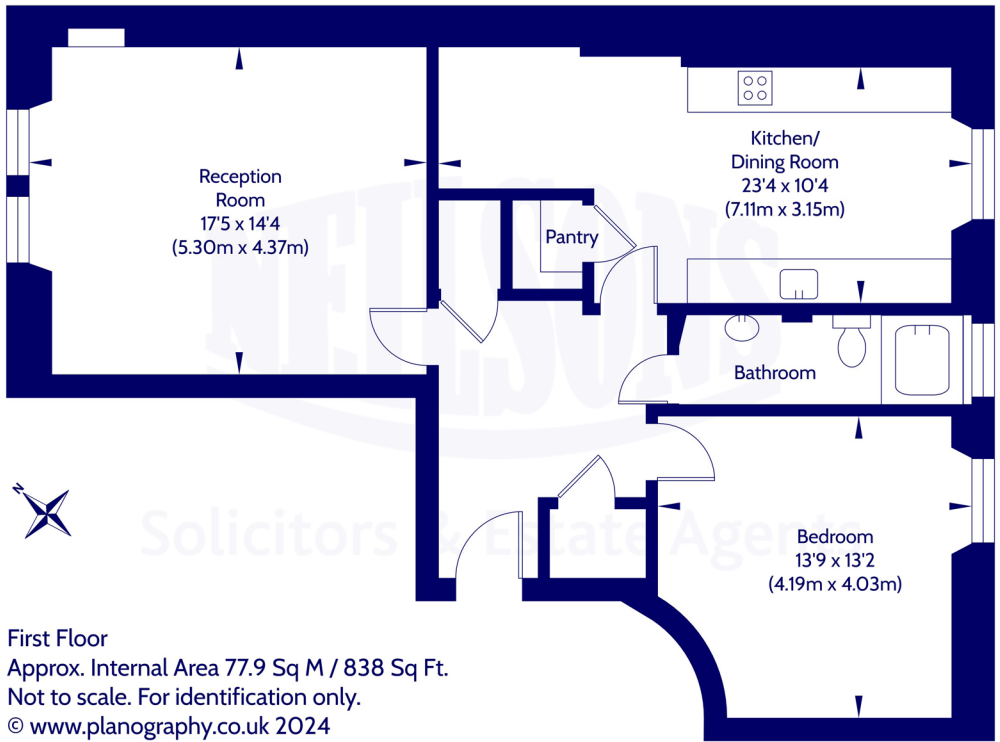
Please contact Neilsons on 0131 625 2222.





Location

Brunswick Street forms part of the cosmopolitan Hillside district of Edinburgh which enjoys a fantastic central location less than a mile from the City Centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity. Both Princes Street, George Street and St James Quarter are within comfortable walking distance. There is an abundance of entertainment opportunities nearby, including The Playhouse and the Omni Centre which houses a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym and an excellent choice of restaurants. Calton Hill and Holyrood Park are a short walk away. Frequent bus and tram services provide links to many parts of the City and Waverley railway station is close at hand. For those travelling further afield, the City Bypass is also easily accessible providing links to central Scotland's main motorway network.



First Floor

Approx. Internal Area 77.9 Sq M / 838 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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