



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 4, 21C BRUNSWICK ROAD,
Brunswick, Edinburgh, EH7 5FN



This stylish first-floor apartment is a three-bedroom residence that provides buyers with bright and spacious interiors and an appealing blank canvas of décor. It forms part of a modern development and further boasts a convenient setting in Brunswick, situated directly opposite Montgomery Park and located within easy reach of fantastic amenities and restaurants, regular bus and tram links, and local schools. It is also just a brisk walk from the city centre too. Finished to exceptional standards throughout, this city apartment will certainly be in popular demand across a broad spectrum of buyers. Extras: fitted blinds, all curtain poles and bedroom curtains, integrated AEG appliances (gas hob, extractor hood, oven, microwave, dishwasher, and fridge/freezer), and an integrated washer/dryer. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included, as these items are to be left in a sold as seen condition.

FEATURES

- Modern first-floor apartment with access to a communal lift
- Part of a sought-after development by CALA Homes
- Highly desirable location in Brunswick
- Neutral interior throughout in walk in condition
- Central hall with generous storage
- Large living room with Juliet balcony and separate south-facing private balcony
- Contemporary dining kitchen with upgraded Silestone worktop
- Three double bedrooms (two with built in wardrobes)
- Premium en-suite shower room with Porcelanosa tiling
- Family bathroom with overhead shower and Porcelanosa tiling
- Private residents parking with allocated car space
- Secure entry system and fitted alarm
- Gas central heating with separate thermostatic zone control
- Double glazing
- Well-kept communal garden and shared secure bike store







"A STYLISH FIRST-FLOOR APARTMENT WITHIN A CALA DEVELOPMENT, WITH THREE BEDROOMS, TWO BATHROOMS, A BALCONY AND ALLOCATED PARKING"





EPC RATING:

B

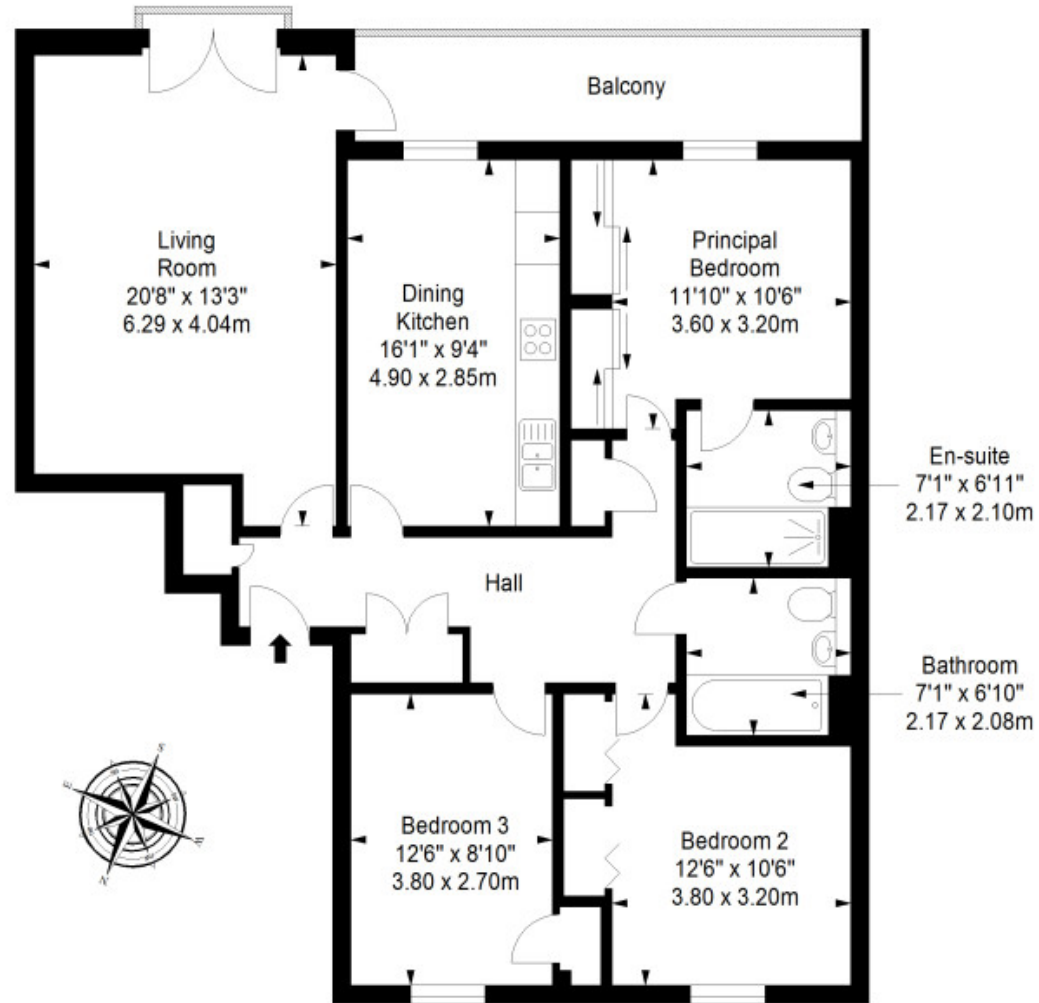
COUNCIL TAX BAND:

F

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 101.8 sq. metres (1095.8 sq. feet)



Total area: approx. 101.8 sq. metres (1095.8 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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