










Offers Over
£170,000

42/2 Brunswick Road

Hillside | Edinburgh | EH7 5PF

This spacious and bright first floor flat, pleasantly situated within the ever-popular Hillside district, close to excellent local amenities, commuting links and walking distance to the City Centre. In move-in condition the property would undoubtedly appeal to young professionals and early viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Shower Room
-  Communal garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; large welcoming L shaped entrance hallway with built-in storage, light and airy lounge/dining open plan to modern fitted kitchen, generously proportioned double bedroom with built-in storage and corner window providing excellent natural light and stylish shower room. Further benefits include double glazing and gas central heating.



Extras

All fitted floor coverings will be included in the sale together with the fridge/freezer, oven/hob and washing machine.

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.



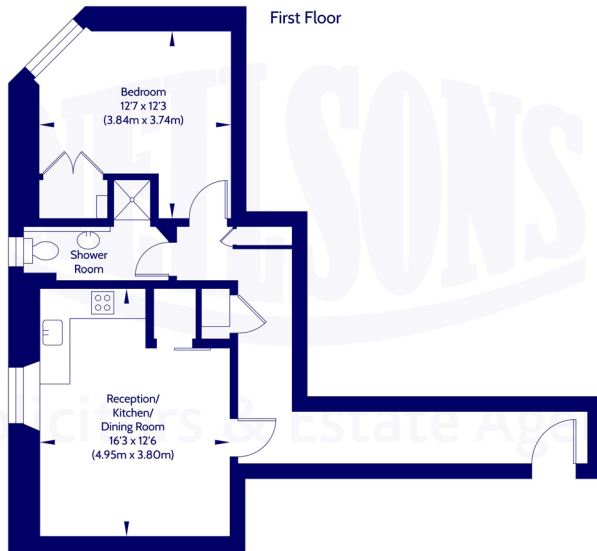


Location

Brunswick Road 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 and George Street 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.



Approx. Gross Internal Floor Area 50.95 Sq M / 548 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

