










Offers Over  
**£175,000**

## 14/2 Brunswick Road

Hillside | Edinburgh | EH7 5NQ

A stylish and charming ground floor flat, located in the sought after area of Hillside close to excellent amenities and within walking distance of the City Centre. This beautiful property is full of character and is offered in immaculate walk in condition throughout.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit and Meter Parking
-  Communal Rear Gardens
-  EPC Rating – D
-  Council Tax Band - F



## Description

The property welcomes you with an inviting hallway that not only provides access to the main living spaces but also includes generous storage, perfect for coats, shoes, and other essentials. At the front of the property, the reception room enjoys ample natural light and has a versatile layout, offering enough room for a cozy dining area. Beautiful wooden floors run throughout this space, adding warmth and a touch of sophistication. The modern kitchen is designed with functionality and style in mind, featuring sleek white wall and base units complemented by classic subway-style tiling in the splash areas. It comes equipped with an integrated oven and hob, providing everything needed for a streamlined cooking experience. The generous double bedroom, situated at the rear of the property, offers a quiet and serene outlook. It continues the wooden flooring theme and is spacious enough to create a restful retreat. The bedroom benefits from a modern en-suite bathroom, which includes a glass shower cubicle with a thermostatic shower, adding both convenience and style, as well as a sleek wash basin. Additionally, there is a separate WC accessible from the hallway, enhancing practicality and privacy within the property.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

To the rear of the property, residents have access to a shared enclosed communal garden. On-street parking is available through residential permits, along with additional pay-and-display option.

## Viewing

Please contact Neilsons on 0131 625 2222.





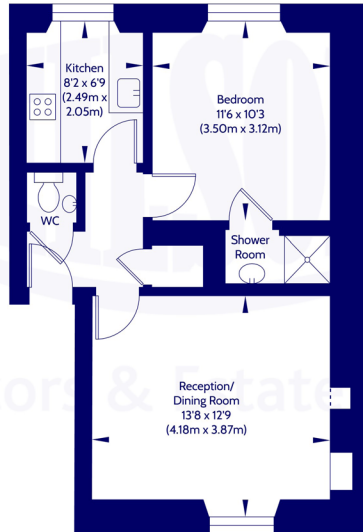
## Location

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 40.58 Sq M / 437 Sq Ft.

### Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. 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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