



21B/5 Brunswick Road

Brunswick, Edinburgh, EH7 5FN



VMH ESTATE AGENTS



Superb 2 bedroom elevated ground floor flat with lovely south-west facing terrace & secure parking space.

- Superb sitting/dining room
- Kitchen/breakfast room
- 2 double bedrooms - built in wardrobes
- Bathroom
- Bright & tastefully presented
- Secure entryphone system & lift
- Delightful south-facing terrace
- Secure allocated parking space
- Communal gardens & bike store
- Gas central heating & double glazing



Asking price: £315,000

EPC Rating: B

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Forming part of an impressive modern development, this superb 2 bedroom elevated ground floor flat is located in the popular and convenient area of Brunswick near Hillside and Leith Walk. The property benefits from an allocated parking space within a secure residents' carpark that has lift access. A particular selling point is the lovely south-west facing terrace located off the sitting/dining room.

The interior of the property offers bright and well proportioned accommodation that is tastefully presented throughout with modern fixtures and fittings.

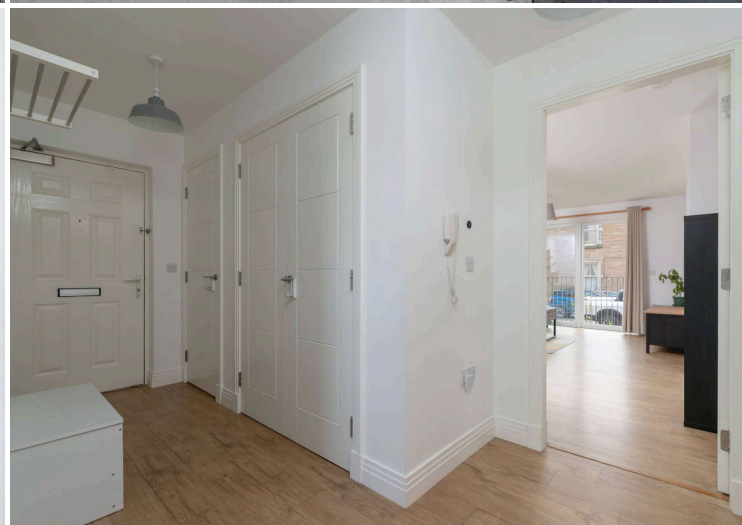
Management

The development is factored and maintained by 91BC for an approximate monthly fee of £140 which includes communal areas, grounds maintenance, lift maintenance and block buildings insurance.

Extras

All fitted floor coverings, blinds, curtains, light fittings, hob, combination microwave, oven, extractor hood, dishwasher and washing machine are included in the sale price.





Location

The property is located in the popular Brunswick district with an extensive range of shops, bars, bistros and facilities in nearby Leith Walk and Easter Road. Excellent shopping and recreational facilities are close by with the Playhouse Theatre and Nuffield Health Fitness & Wellbeing Gym, Vue multi-screen cinema, bars and restaurants at the Omni Centre. Harvey Nichols and luxury shopping in Multrees Walk and St James Quarter are also within walking distance. The cosmopolitan Shore area of Leith offers an array of bistros and restaurants. There are excellent bus services to and from the city centre with the Tram on Leith Walk and terminus at York Place provide easy access to the West End and Edinburgh's International Airport.

21B Flat 5 Brunswick Road, Edinburgh, Midlothian, EH7 5FN



First Floor



Flat - Approx. Gross Internal Area - 790 Sq Ft - 73.39 Sq M

For identification only. Not to scale. © SquareFoot 2025





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.