




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Flat 2/21C Brunswick Road

EDINBURGH, EH7 5FN

LOCATION

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Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape.

The property enjoys outstanding close proximity to all that the inspiring capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.

The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram terminus at York Place, which provides quick and convenient travel to Edinburgh Airport and the bus station at St Andrew's Square. Nearby is the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

Within the city centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.

For those who prefer open-air recreational facilities, Holyrood Park and Princes Street Gardens are virtually on the doorstep. It is only a short trip to the Botanic Gardens and Inverleith Park, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions providing interesting new perspectives on otherwise familiar parts of the city.



FLAT 2/21C

BRUNSWICK ROAD

EDINBURGH, EH7 5FN

McEwan Fraser Legal is delighted to bring to the open market this spacious two bedroom ground floor flat. The property is perfectly located for what the city centre has to offer.

In more detail the property consists of a welcoming hallway, the bright and airy lounge allows for free standing furniture and different configurations, there is also a French door to the private patio that wraps around the corner of the building and overlooks the communal garden. The corner window in addition to another full-length window offers dual aspect and plenty of natural light to the living space.

The kitchen comes with hob and oven, integrated washing machine and dishwasher, and fridge freezer. There is also ample worktop space and a small breakfast bar.

There are two bright and airy bedrooms each with built-in mirrored wardrobes and the main bedroom enjoys an en-suite shower room.

The bathroom comes with a shower over bath, wash hand basin and WC.

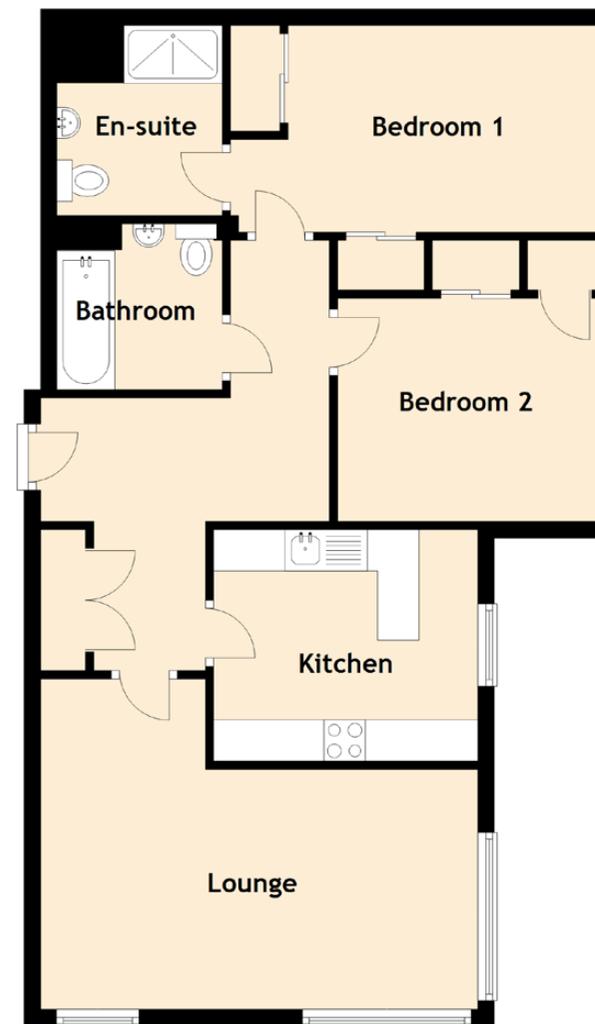
Externally there is access to the communal garden which is landscaped and well-tended. There is an allocated parking space.





SPECIFICATIONS & DETAILS

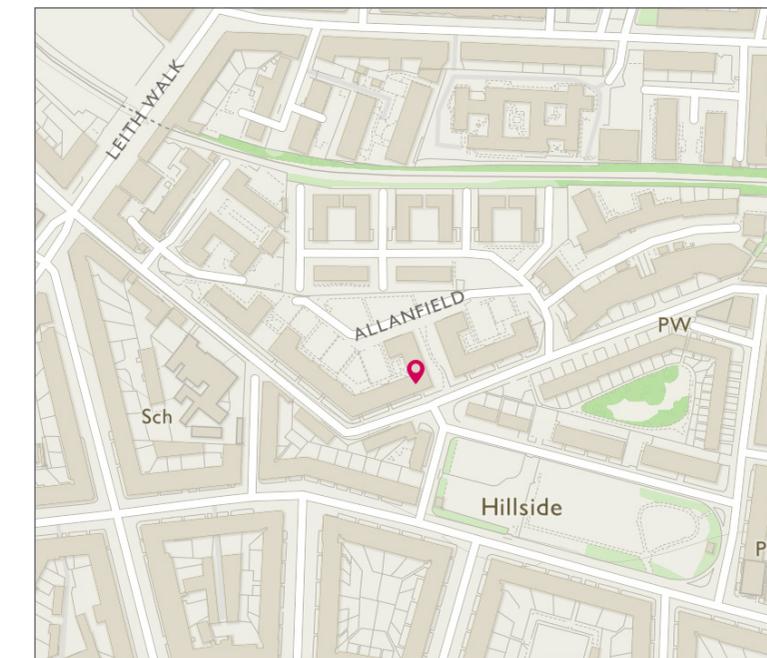
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 4.00m (13'1")
Kitchen	3.20m (10'6") x 2.80m (9'2")
Bedroom 1	2.50m (8'2") x 2.00m (6'7")
En-suite	2.30m (7'7") x 2.00m (6'7")
Bedroom 2	3.20m (10'6") x 2.70m (8'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 75m² | EPC Rating: B






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**Part
 Exchange
 Available**

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Text and description
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