

# Flat 11, 4 Brunswick Road

EDINBURGH, EH7 5NG



*Spacious and Modern One Bedroom Top Floor Flat in  
The Heart of Edinburgh's Popular Leith.*



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McEwan Fraser Legal is delighted to present this one-bedroom top floor flat to the market.

# THE LOUNGE/KITCHEN



Internally the property is in walk-in condition and comprises of:

- The spacious lounge is a versatile space and could be configured in various ways, whilst being flooded by natural light and benefitting from not being overlooked.
- Fully equipped kitchen fitted with a fan oven, hob, extractor, washing machine and fridge freezer situated in the open plan lounge.
- One spacious double bedroom will accommodate free-standing furniture as well as benefitting from a built-in wardrobe and overlooks Leith walk.
- One three-piece shower room which is in excellent condition and is fitted with a large shower, WC and basin.



# THE BEDROOM

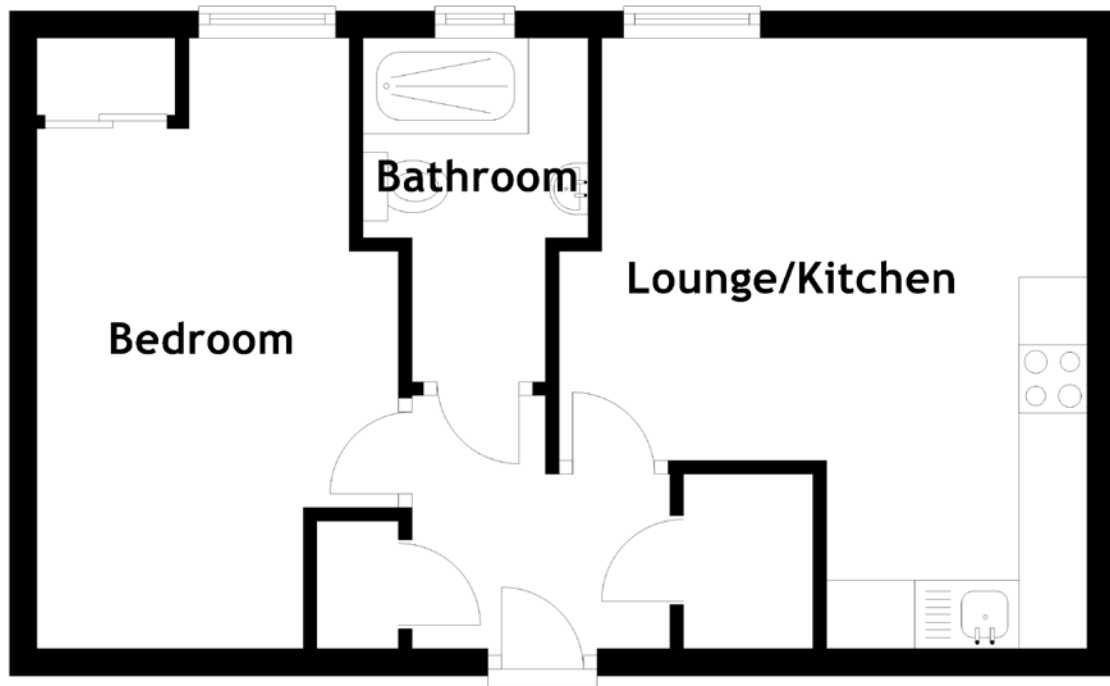


# THE SHOWER ROOM

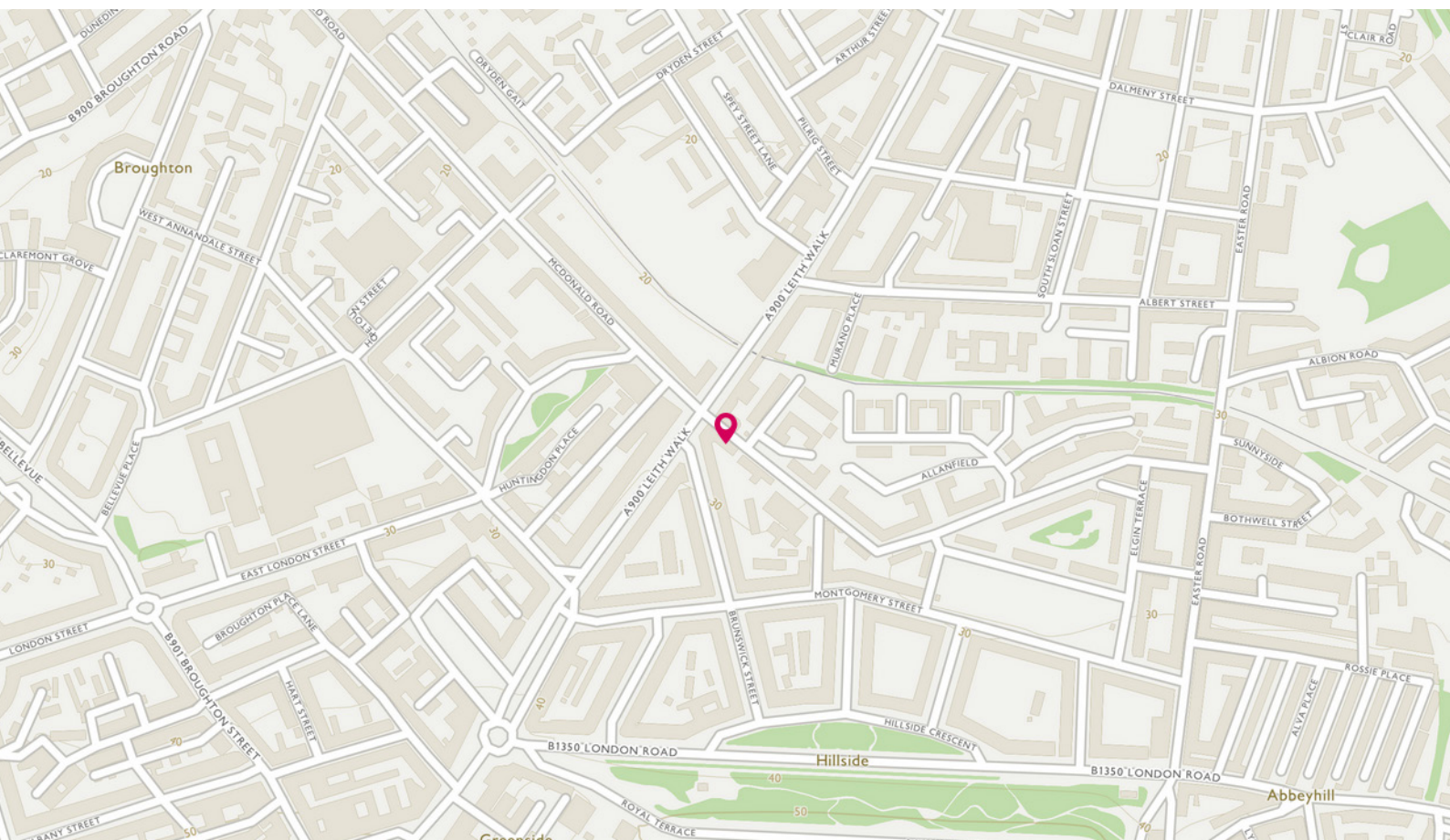


In addition, the property includes double glazed windows and gas central heating to make for a warm and cost-effective home all year round.

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)	Bedroom	4.47m (14'8") x 2.65m (8'8")
Lounge/Kitchen	4.19m (13'9") x 3.87m (12'8")	Gross internal floor area (m <sup>2</sup> ): 32m <sup>2</sup>
Bathroom	2.35m (7'9") x 1.65m (5'5")	EPC Rating: D



# THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

It is worth noting that in the near future the Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



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