



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**75 Brunswick Street**

EDINBURGH, EH7 5HS

# The 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.



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McEwan Fraser Legal are delighted to bring to the open market this two bedroom plus box room main door 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 feature fireplace.

The kitchen comes with floor to ceiling units, space for cooker, fridge freezer, washing machine and dining table. There is also ample worktop space.

There are two good sized bright and airy bedrooms allowing for free standing furniture and different configurations.

The box room could be used for a multitude of purposes, an office, dressing room and more.

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

The large cellar could be used as additional storage. Alternatively, plans and a feasibility study have been carried out to develop the cellar. Available upon request.

The property also benefits from central heating and double-glazed windows.

Externally there is access to the communal garden which is laid to lawn.

**DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen. Early viewing is highly recommended.**





# Specifications & Details

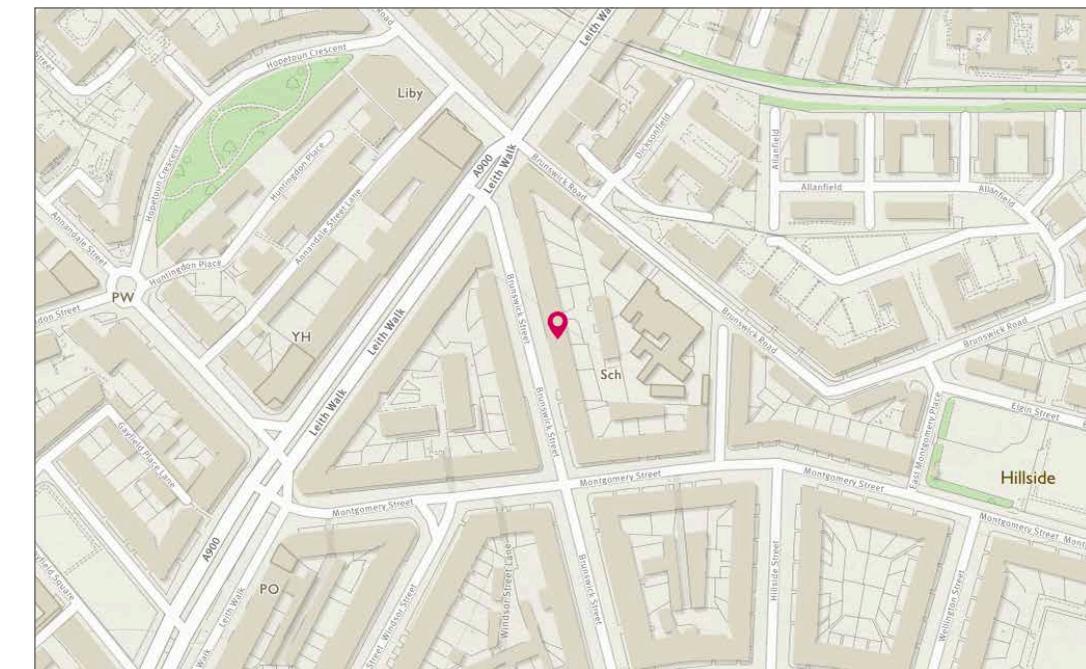
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|           |                                 |
|-----------|---------------------------------|
| Lounge    | 4.83m (15'10") x 3.63m (11'11") |
| Kitchen   | 3.97m (13') x 3.00m (9'10")     |
| Bedroom 1 | 4.67m (15'4") x 4.06m (13'4")   |
| Bedroom 2 | 4.95m (16'3") x 2.07m (6'9")    |
| Box Room  | 2.15m (7'1") x 1.94m (6'4")     |
| Bathroom  | 1.90m (6'3") x 1.67m (5'6")     |

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup> | EPC Rating: D





  
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**Part  
 Exchange  
 Available**

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Text and description  
**GRAEME NIMMO**  
 Surveyor



Professional photography  
**ROSS MCBRIDE**  
 Photographer



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