

12 Brunswick Terrace

EDINBURGH, EH7 5PG



This extended three-bedroom townhouse offers flexible living space over three floors and is particularly energy-efficient



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McEwan Fraser is delighted to present this extended three-bedroom townhouse to the market. The property offers flexible living space over three floors and is particularly energy-efficient with recent double glazing, solar panels, cavity wall insulation, and loft insulation. The property has a driveway with an EV charging point, a private rear garden, and access to a large communal garden shared by local residents. Internally the house is in good order and viewing is highly recommended.

THE SHOWER/UTILITY



Entering the property, the ground floor accommodation includes a shower/utility room and an extended kitchen. The utility was originally a bedroom but has been adapted with a large walk-in shower and laundry facilities. The room could be easily reverted to its original design as a double bedroom.

THE KITCHEN



The contemporary kitchen has a generous range of base and wall-mounted units that offer excellent prep and storage space. Gas hob, electric oven, grill, and fridge freezer are integrated. Space is provided for a freestanding dishwasher. The kitchen also enjoys plenty of space for a large dining table and access to a full-width rear extension which creates a lovely family room. Patio doors open onto the rear garden which boasts a patio and artificial grass for ease of maintenance.



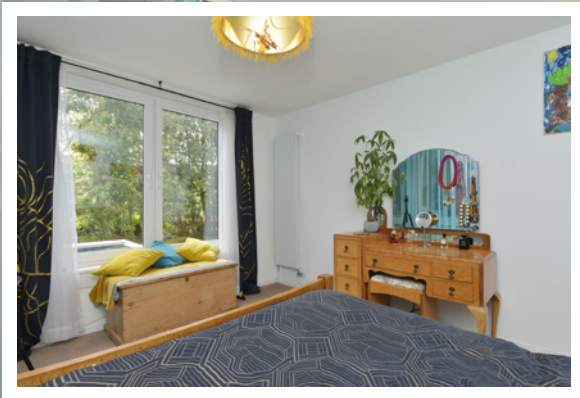
THE FAMILY ROOM





Climbing the stairs, the first-floor landing gives access to the living room and the first double bedroom. The living room is utilised as a bedroom by the current owners and overlooks the rear garden. It benefits from excellent proportions and has plenty of space for a variety of different furniture arrangements which would give a new owner plenty of flexibility to create their ideal entertaining space. The bedroom across the hall is a generous double with plenty of space for a large double bed and a full array of freestanding bedroom furniture.

THE LIVING ROOM / BEDROOM 4



BEDROOM 1





The top floor has two further double bedrooms and a family bathroom. Bedroom two is a good-sized double with a large integrated wardrobe. Bedroom three is a further generous double which currently serves as a home office. The bathroom is partially tiled and finished with a white three-piece suite.

Townhouses offer a high degree of flexibility and this property can be easily arranged to suit individual tastes and requirements.

THE BATHROOM



BEDROOM 2



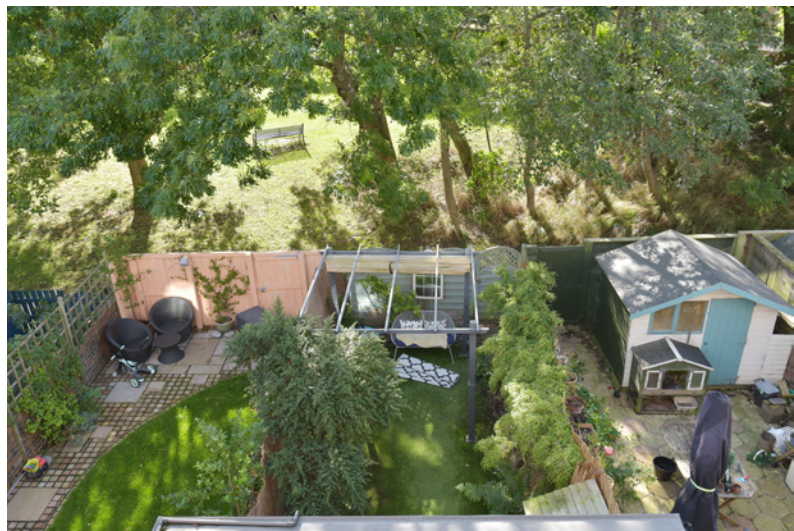
BEDROOM 3



PRIVATE REAR GARDEN



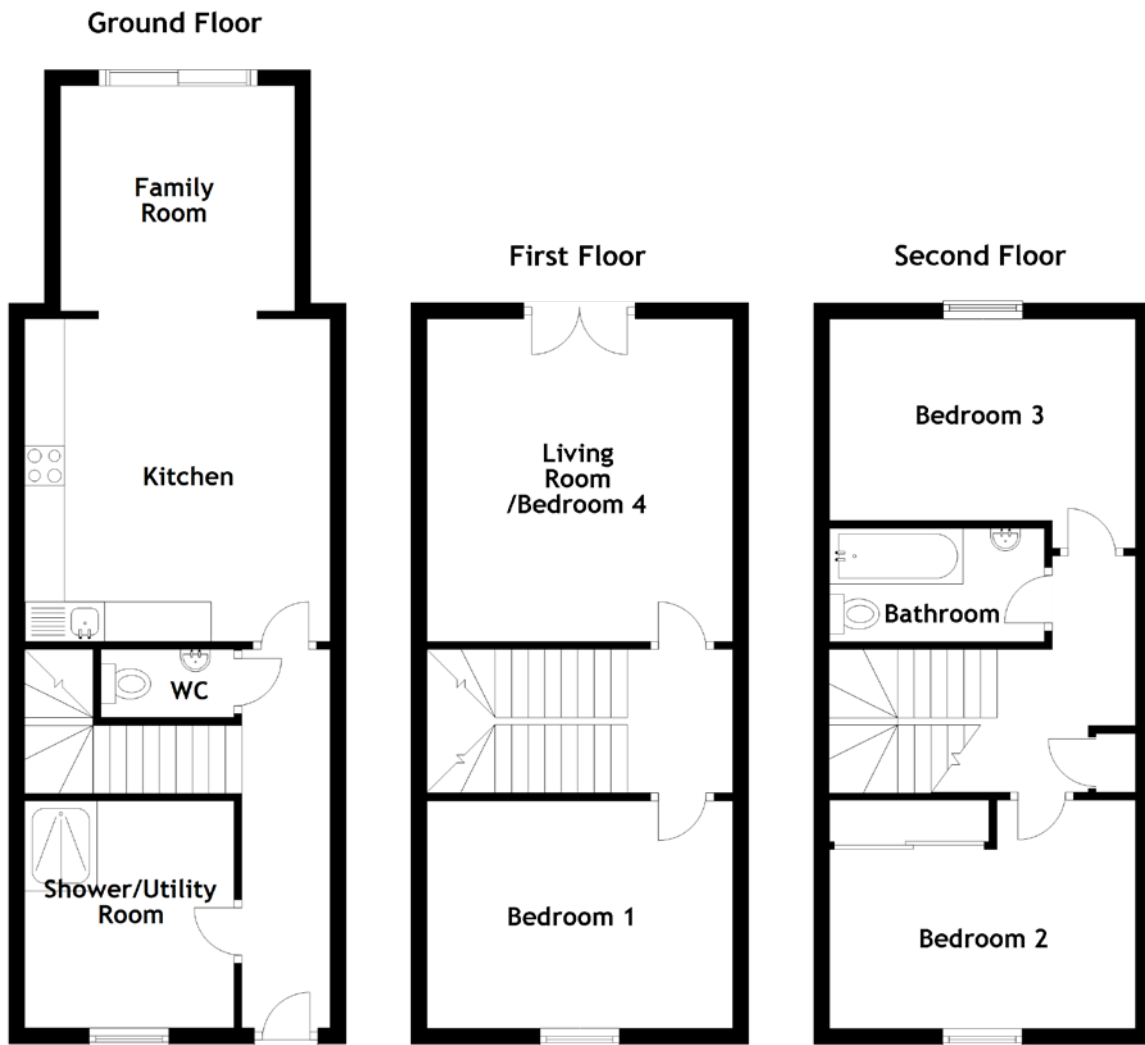
a private rear garden, and access to a large communal garden shared by local residents



COMMUNAL GARDEN



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Shower/Utility Room	2.87m (9'5") x 2.64m (8'8")
Kitchen	4.07m (13'4") x 3.85m (12'8")
Family Room	2.95m (9'8") x 2.85m (9'4")
WC	1.56m (5'1") x 0.99m (3'3")

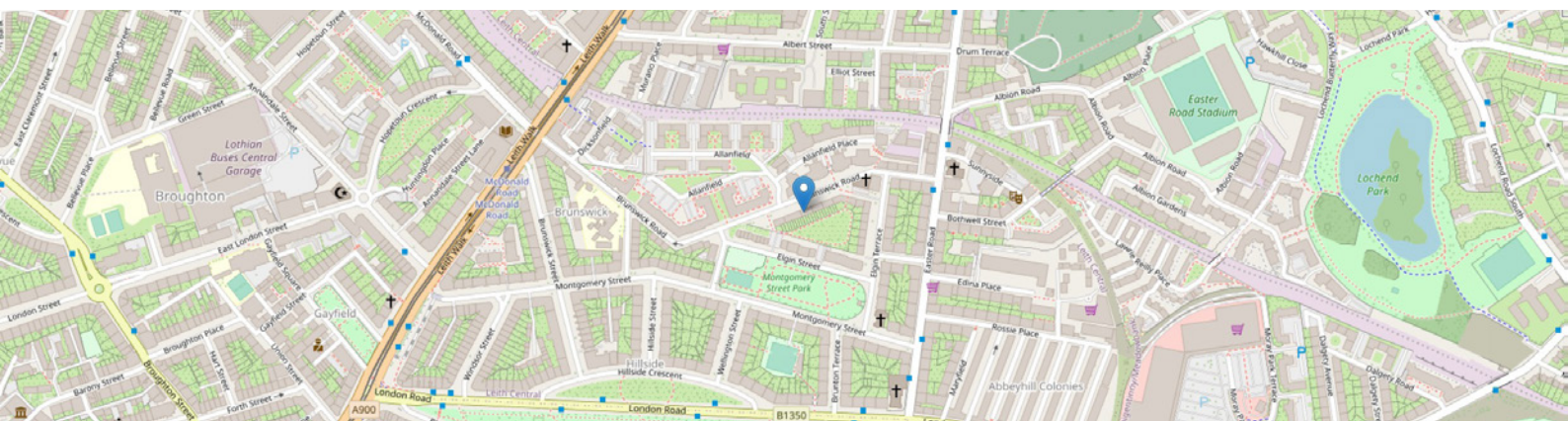
First Floor	
Living Room/Bedroom 4	4.07m (13'4") x 3.85m (12'8")

Bedroom 1 3.87m (12'8") x 2.87m (9'5")

Second Floor	
Bedroom 2	3.87m (12'8") x 2.88m (9'5")
Bedroom 3	3.87m (12'8") x 2.89m (9'6")
Bathroom	2.70m (8'10") x 1.40m (4'7")

Gross internal floor area (m²): 113m²

EPC Rating: B



THE LOCATION

The popular Brunswick area of Edinburgh lies to the east of the city centre. There is a superb range of local shopping outlets on hand, whilst Princes Street, Multrees Walk and George Street offer a range of high end luxury brands. The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema and Virgin Active Health Club, can all be reached on foot.





The fashionable Shore area of Leith with its retro-cafes, gastro-pubs and award winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Princes Street Gardens, Calton Hill and Arthurs's Seat/Holyrood Park. Brunswick is well-connected, with regular bus links to other parts of the city and the tram stop situated nearby. It is located close to the tram line at Leith Walk, linking it to all parts city and the airport. UK-wide connections are available at Waverley Station, which is within walking distance, and for those travelling by car, the city bypass is within easy reach. Edinburgh International Airport is about 9 miles away.



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