

# Pf1, 23 Brunswick Street

HILLSIDE, EDINBURGH, EH7 5JB



*CHARMING ONE-BEDROOM  
PROPERTY ON BRUNSWICK STREET*



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Located in the heart of the vibrant city, this one-bedroom property on Brunswick Street offers a perfect blend of modern living and period charm. With spacious rooms, original features, and a well-maintained communal garden, this home is ideal for those looking for a comfortable and stylish city retreat.

The living room is well-sized and boasts a large double window that lets in plenty of natural light. The original fireplace and cornicing further emphasise the property's period charm, offering a lovely and inviting atmosphere.











The kitchen is generously sized, featuring a gas hob and integrated cooker, making it an ideal space for preparing meals. French doors lead out from the kitchen to the communal garden, a beautifully maintained outdoor area perfect for relaxation or entertaining.











The bedroom is a spacious double with plenty of natural light and character, highlighted by the original fireplace and wooden flooring. The working shutters on the windows add a classic touch, enhancing both privacy and charm.

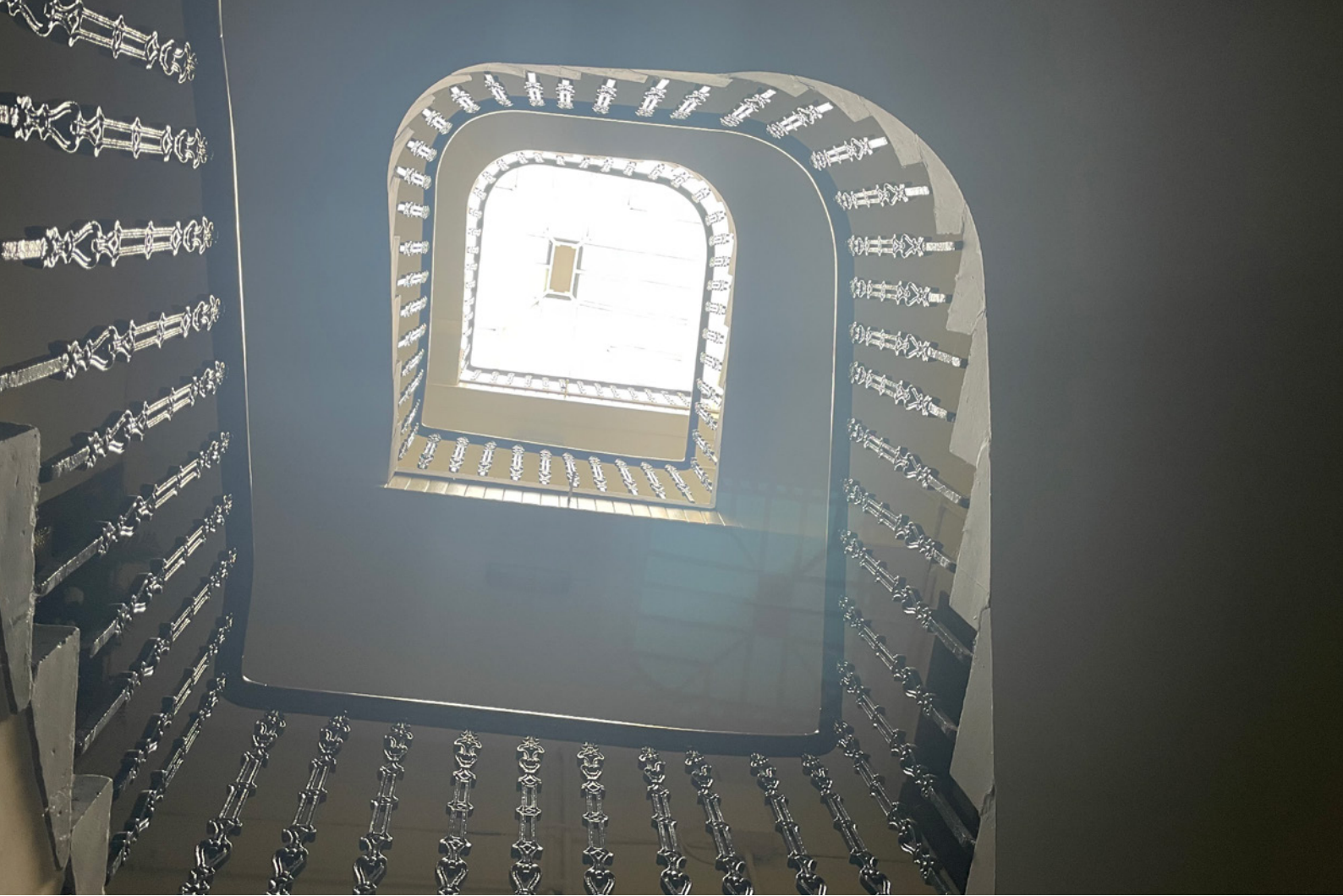




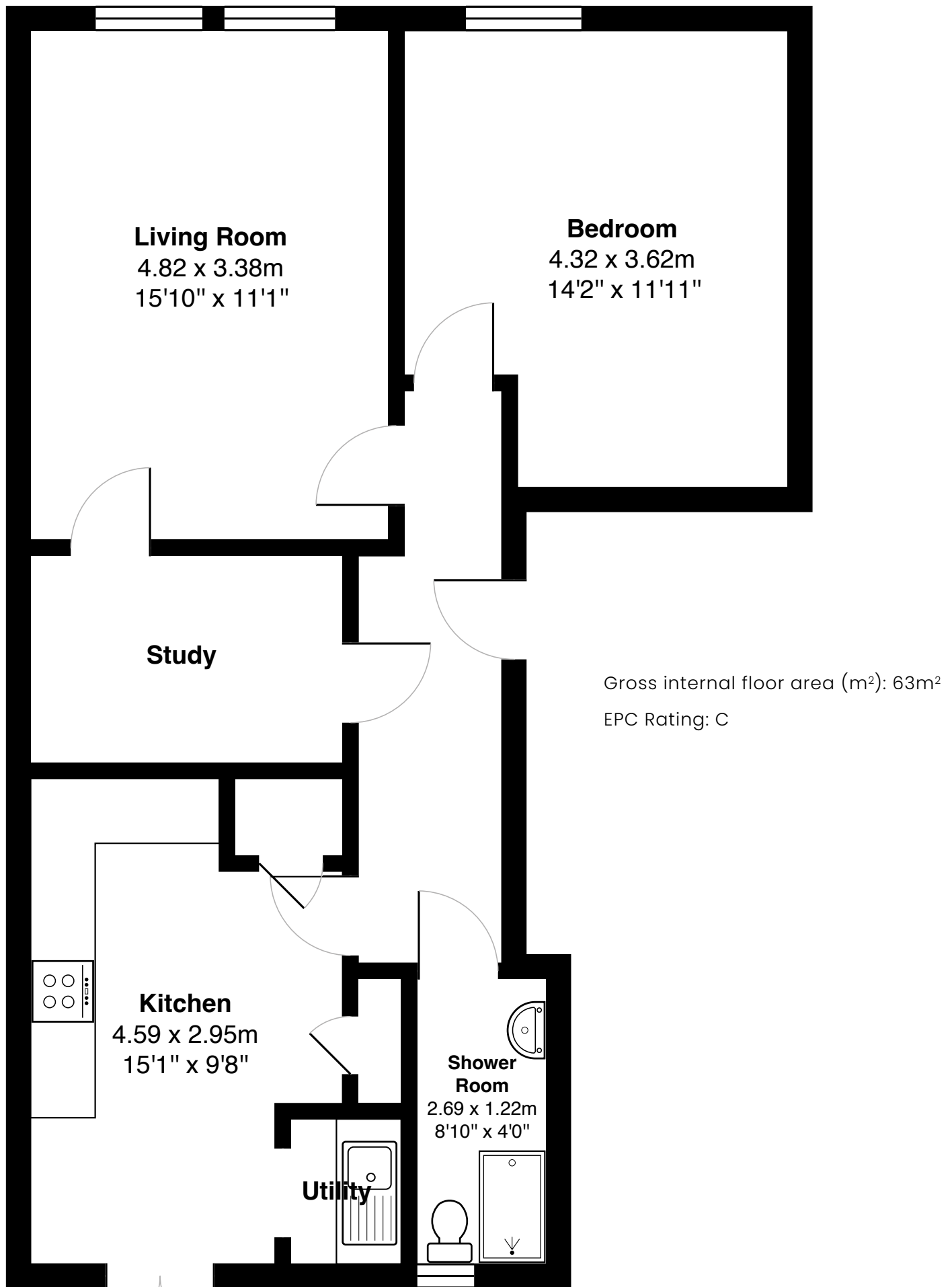
The bathroom has a clean, modern feel, featuring cream tiles and a sleek finish. A walk-in shower provides a contemporary touch, while the heated towel rail ensures warmth and comfort throughout.















Additional benefits include transferable license for STL, private front garden, permit on-street parking, offering ease of access to the city and surrounding areas.







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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 of the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants, and delicatessens can be found. It is also close to Calton Hill, which boasts one of the most photographed views of Edinburgh's cityscape.

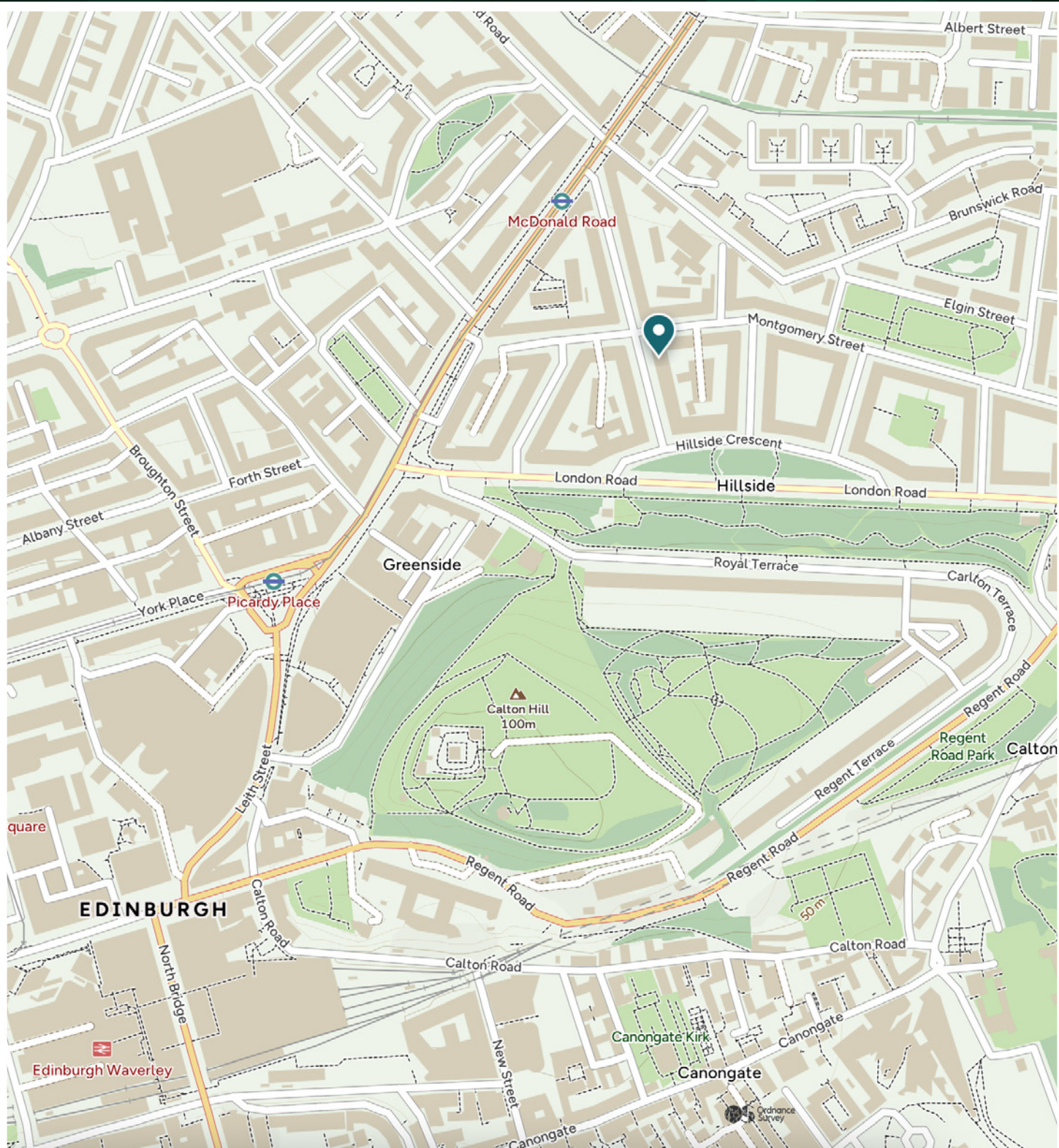
The property benefits from outstanding proximity to all that the inspiring Capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs, and designer outlets, including Harvey Nichols, are all on your doorstep.

Situated a short walk from the major transport hubs of Waverley Train Station and the tram stops at Picardy Place and McDonald Road, the property provides quick and convenient travel to Edinburgh Airport and Newhaven. Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants, and a gym, as well as the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge, and Princes Street.

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## The Location





# McEwan Fraser Legal

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