

31/17 Brunswick Road

EDINBURGH, EH7 5GW



This two-bedroom modern apartment that is present to the market in excellent internal order



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McEwan Fraser is delighted to present this two-bedroom modern apartment that is present to the market in excellent internal order. The property also boasts a generous living room, a balcony, a separate kitchen, gas central heating, double glazing, a secure entry system, secure parking, secure entry system, a concierge, and a communal gym.

THE LIVING ROOM



Internal accommodation is focused on a generous living room that has ample natural light and plenty of space for a variety of different furniture arrangements giving a new owner plenty of flexibility to create their ideal entertaining space. Doors open from the living room onto a private balcony.

THE KITCHEN



The separate kitchen has recently been upgraded and enjoys a generous range of base and wall-mounted units set against a tiled splashback. There are a range of integrated appliances including a gas hob, an electric oven, a microwave, a fridge freezer, a dishwasher, and a washing machine.





Bedroom one is a generous bedroom with two integrated wardrobes and plenty of floor space for additional freestanding furniture. This bedroom also has access to an en-suite shower room which is partially tiled and finished with a white suite.

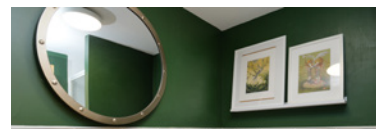
Bedroom two is a further generous double with plenty of space for a full range of freestanding bedroom furniture.

The accommodation is completed with a lovely bathroom that has contemporary tiling and a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

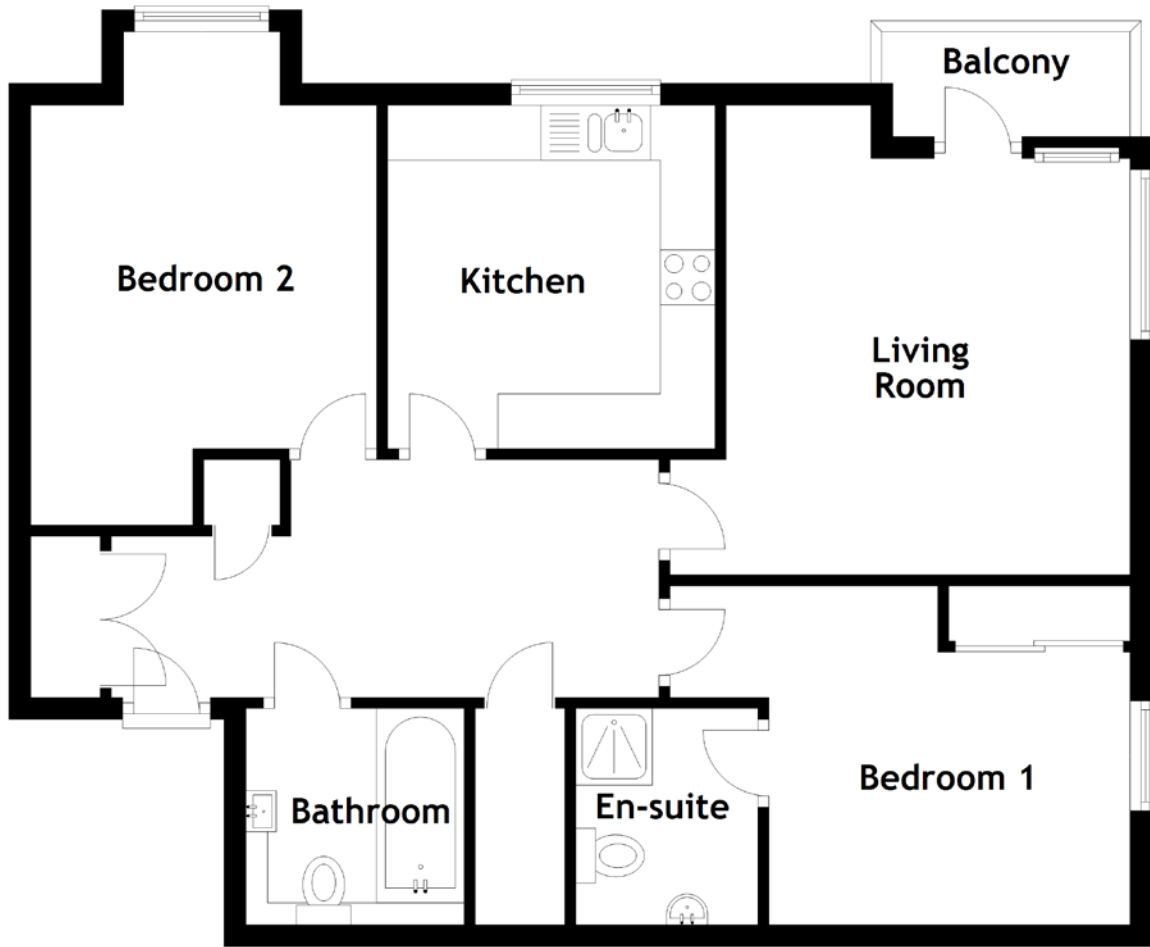


This is a superb apartment which represents the epitome of modern living and internal viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

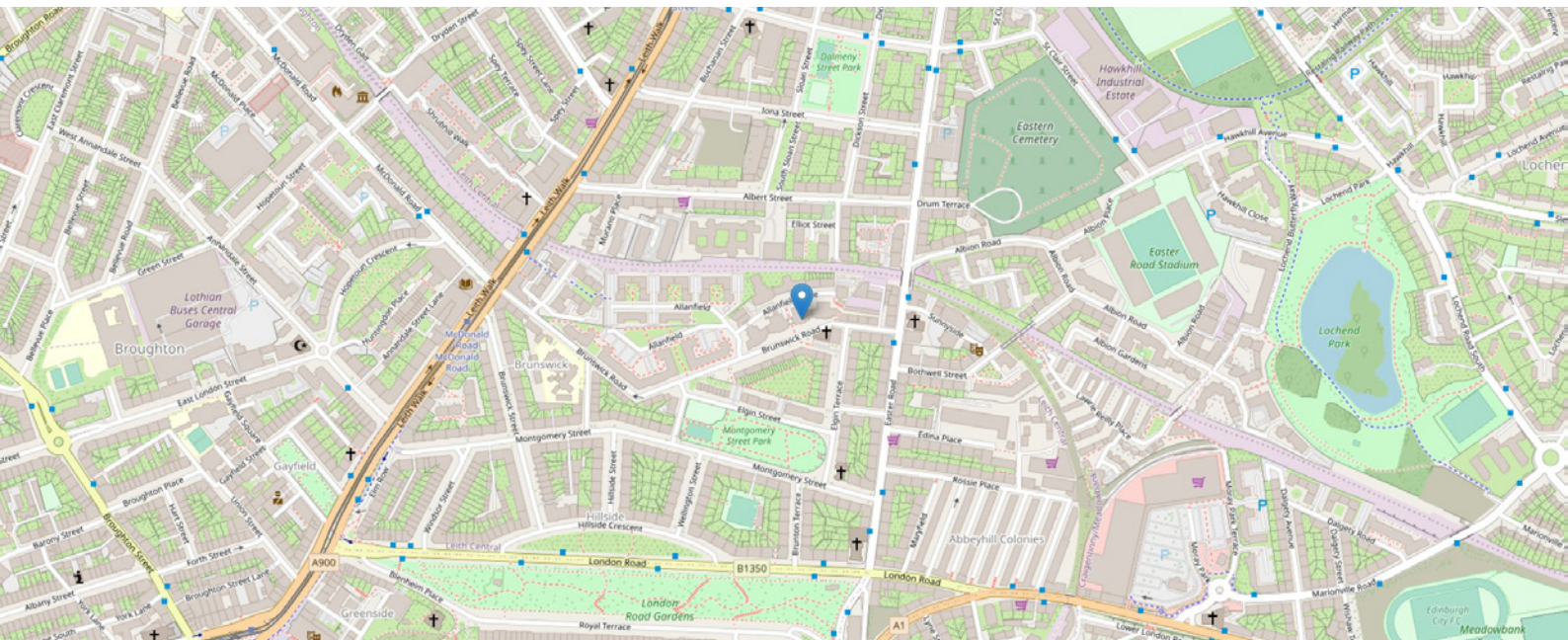


Approximate Dimensions
(Taken from the widest point)

Living Room 4.28m (14'1") x 4.20m (13'9")
 Kitchen 3.13m (10'3") x 2.99m (9'10")
 Bathroom 1.99m (6'7") x 1.97m (6'6")

Bedroom 1 4.20m (13'9") x 3.09m (10'2")
 En-suite 1.97m (6'6") x 1.66m (5'5")
 Bedroom 2 4.50m (14'9") x 3.15m (10'4")

Gross internal floor area (m²): 71m²
 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 Nuffield 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 Arthur's Seat/Holyrood Park. Brunswick is well-connected, with regular bus links to other parts of the city and the tram terminus 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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