

# 44/7 Brunswick Road

HILLSIDE, EDINBURGH, EH7 5PF



*This contemporary two-bedroom flat on Brunswick Road offers a comfortable urban living experience*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



This contemporary two-bedroom flat on Brunswick Road offers a comfortable urban living experience in the heart of Edinburgh. the property makes the perfect home or lucrative investment opportunity.

# THE LOUNGE/KITCHEN



The property features an open-plan lounge/ kitchen with a modern kitchen, complete with sleek cabinetry and an electric hob. The living area seamlessly blends with the kitchen, providing a space for relaxation and socialising.





The flat comprises two spacious double bedrooms, designed for restful sleep and relaxation. Natural light fills the rooms, creating a welcoming ambiance. The three-piece bathroom suite is stylish and well-appointed, featuring modern fixtures including a bathtub and shower. The flat also benefits from ample storage space throughout.

## THE BATHROOM



# BEDROOM 1



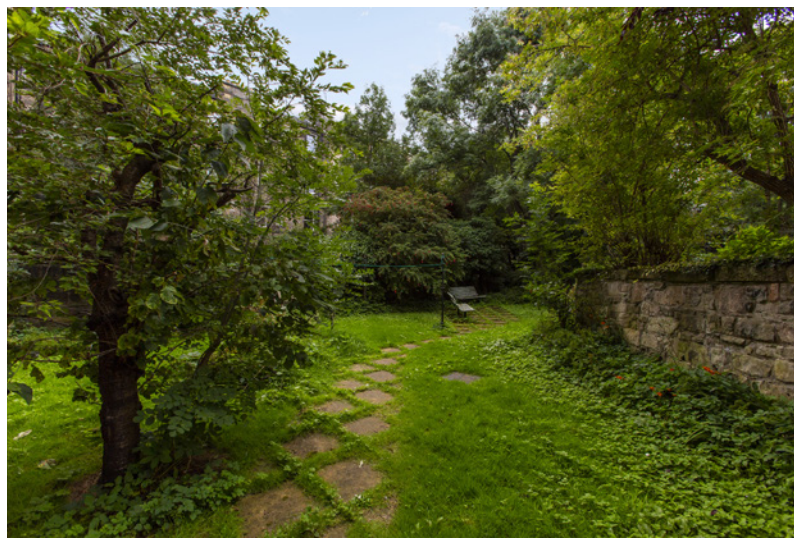
# BEDROOM 2



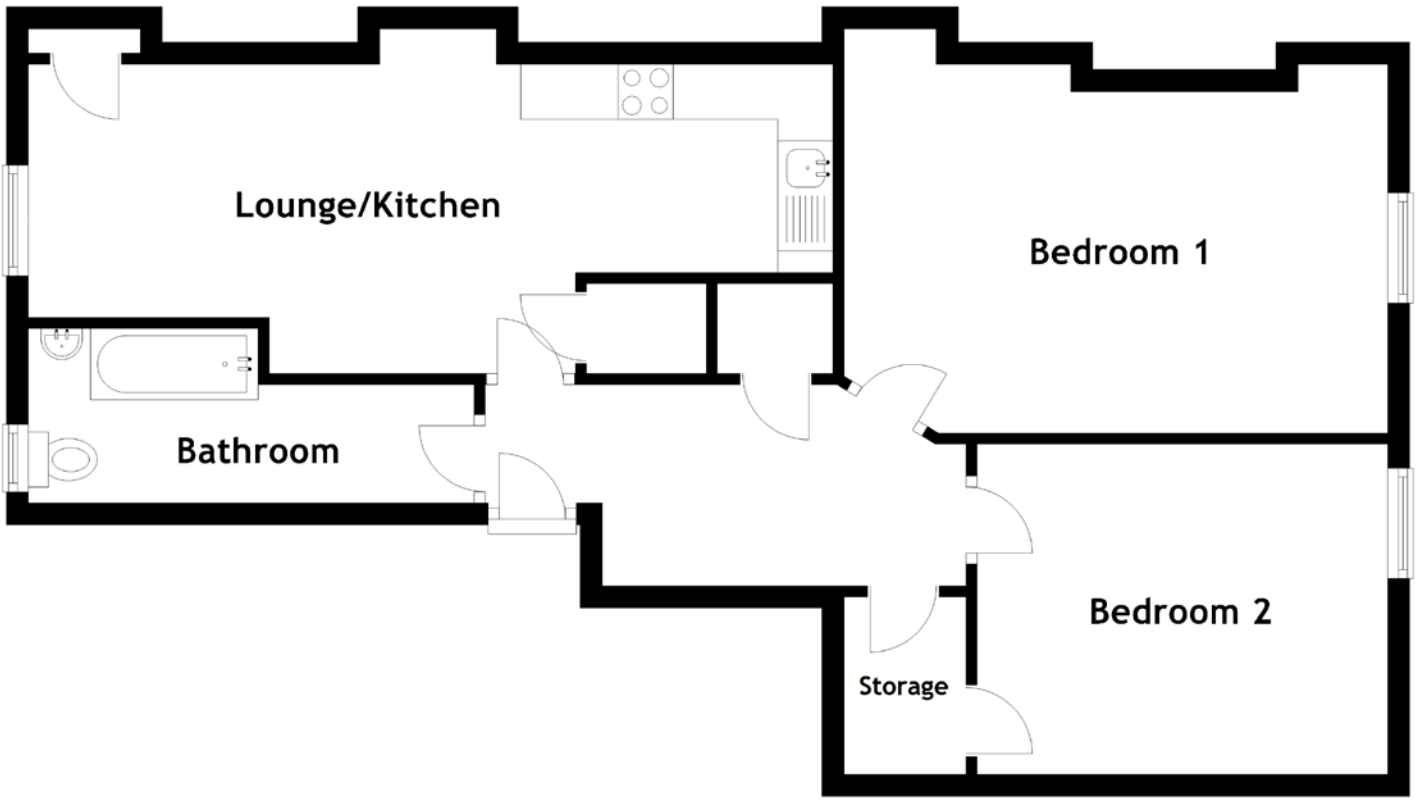
Conveniently located on Brunswick Road, the flat provides easy access to local amenities, including cafes and shops. Public transportation options are nearby, making it convenient to explore Edinburgh's attractions and cultural offerings.

This two-bedroom flat on Brunswick Road offers modern amenities and a prime location for comfortable city living. To explore this opportunity and experience the urban lifestyle of Edinburgh, contact us today to schedule a viewing. Your new home in the heart of the city awaits!

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

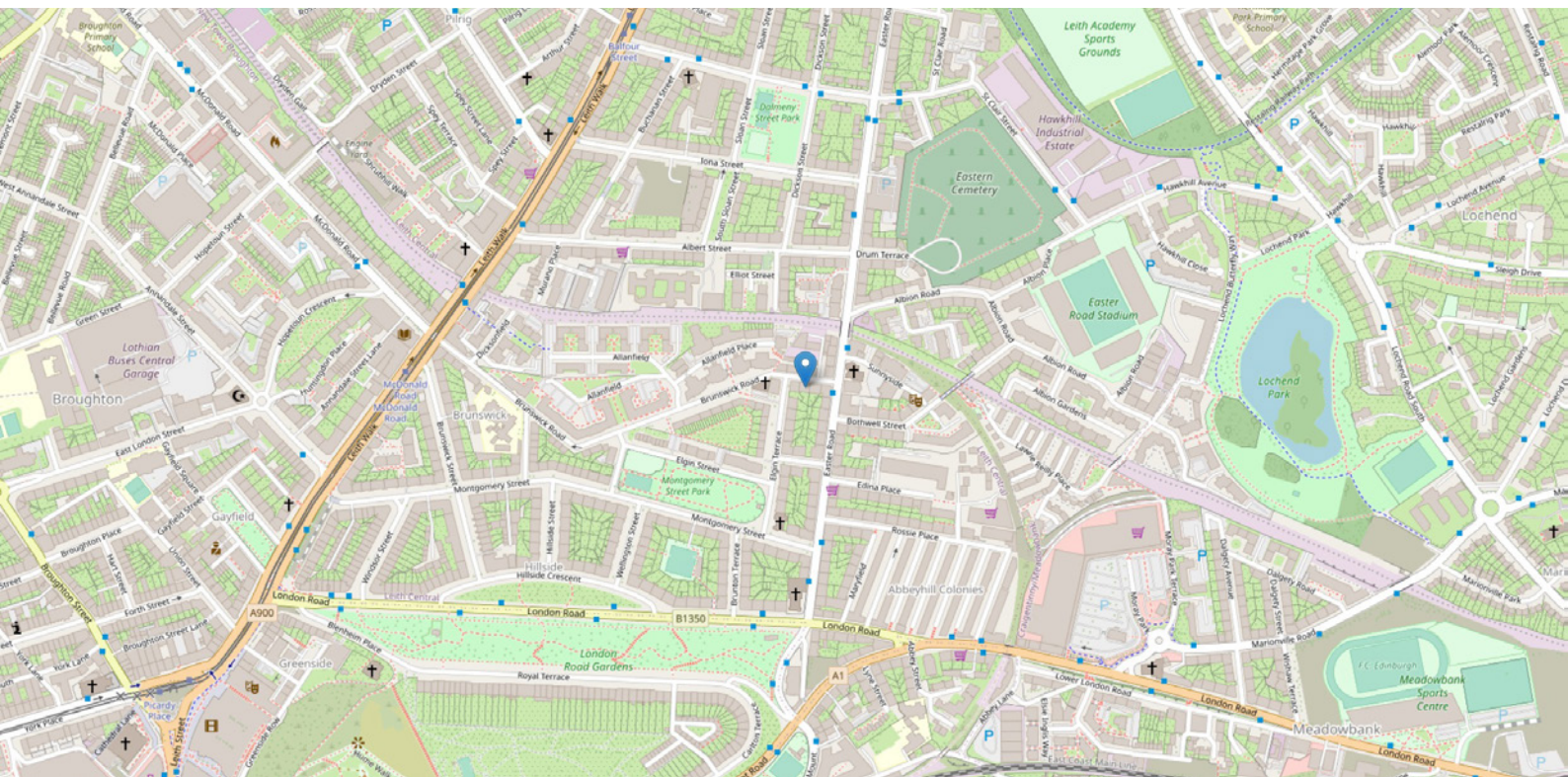


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 7.31m (24') x 3.48m (11'5")  
 Bedroom 1 4.94m (16'2") x 3.35m (11')  
 Bedroom 2 3.73m (12'3") x 3.00m (9'10")

Storage 1.61m (5'3") x 1.10m (3'7")  
 Bathroom 4.05m (13'3") x 1.58m (5'2")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

Brunswick Road is located in the Hillside area between Easter Road and Leith Walk, a short walk to both, and both of which boasts many shops, restaurants and cafes as well as great public transport including the new tram line. The trams as well as nearby bus links take you to most areas around the city, for example the airport, and Holyrood Park and the Royal Mile is a short walk.





As a central area in the city, Hillside is comprised mainly of stone built tenement properties dating from around the 1890's. The area is primarily residential, not a major retail or commercial zone and is within the easiest possible reach of the City Centre, combining accessibility with the quiet feel of a suburb.

Although quiet, Hillside has all the necessary local amenities such as local shops, banking, building society and post office services. The nearby Meadowbank Retail Park provides shops and a supermarket, meaning that in Hillside all your daily needs are within easy walking distance.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**BEN BARCK**  
Area Sales Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.