

12 GF2 Brunswick Road

EDINBURGH, EH7 5NQ



EXCELLENT GROUND FLOOR ONE-BEDROOM FLAT
IN WALK-IN CONDITION FOUND IN THE POPULAR
AREA OF BRUNSWICK



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This well-presented one bedroom ground floor flat is brought to market in excellent condition, having most recently been successfully rented, and will appeal to both first-time buyers and investors alike.

The accommodation begins with an entrance hallway which leads straight through to the bright and generously proportioned living room, offering ample space for a full living room suite.





Off the living room is the modern fitted kitchen, complete with electric hob, oven, fridge/freezer and washing machine.





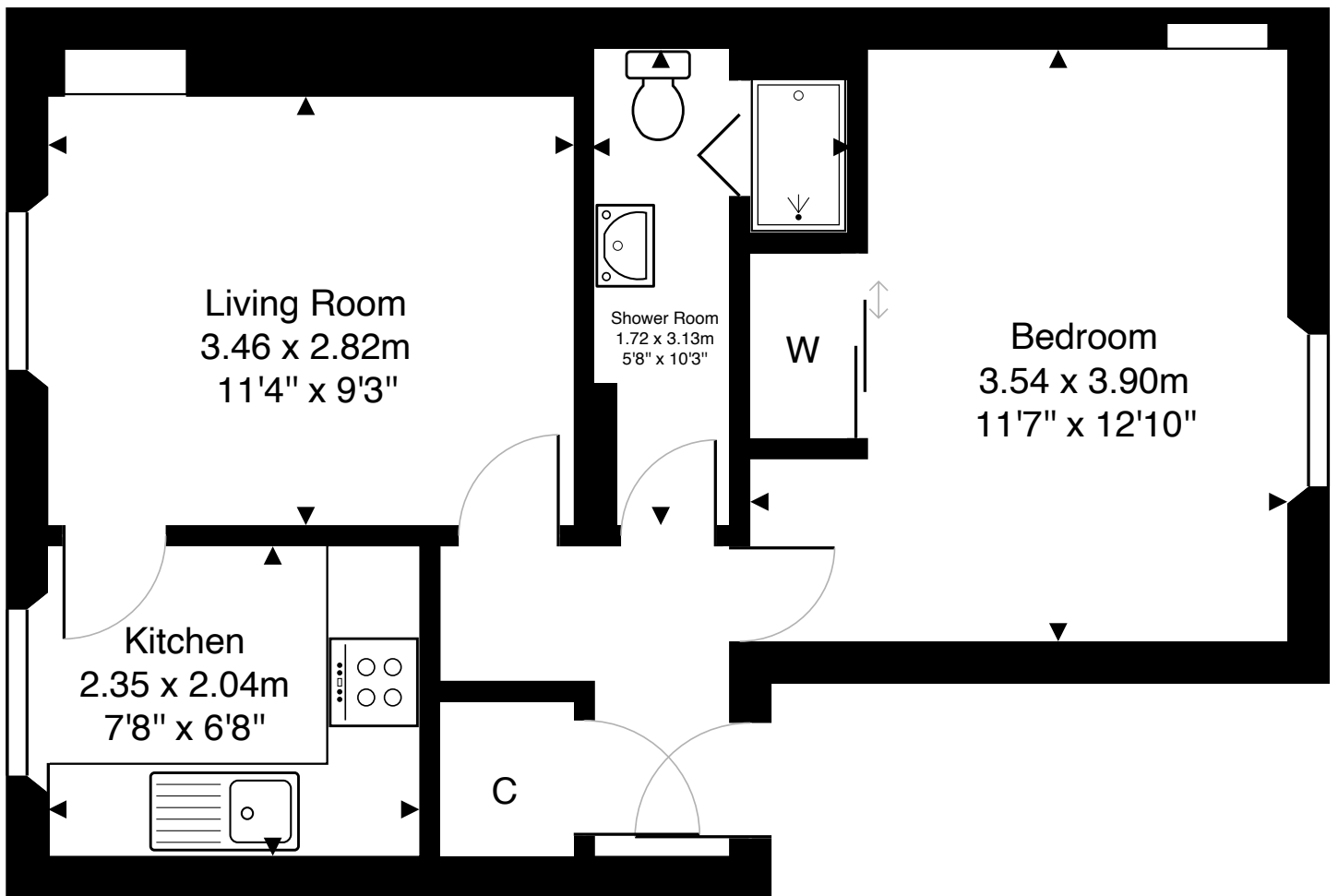
Adjacent to the living room is the spacious double bedroom, benefiting from integrated wardrobes providing excellent storage.





Completing the accommodation is a contemporary three-piece bathroom fitted with a walk-in shower.





Gross internal floor area (m²): 39m²

EPC Rating: C

Floor Plan



Externally, the property shares access to a communal garden and convenient on-street parking.



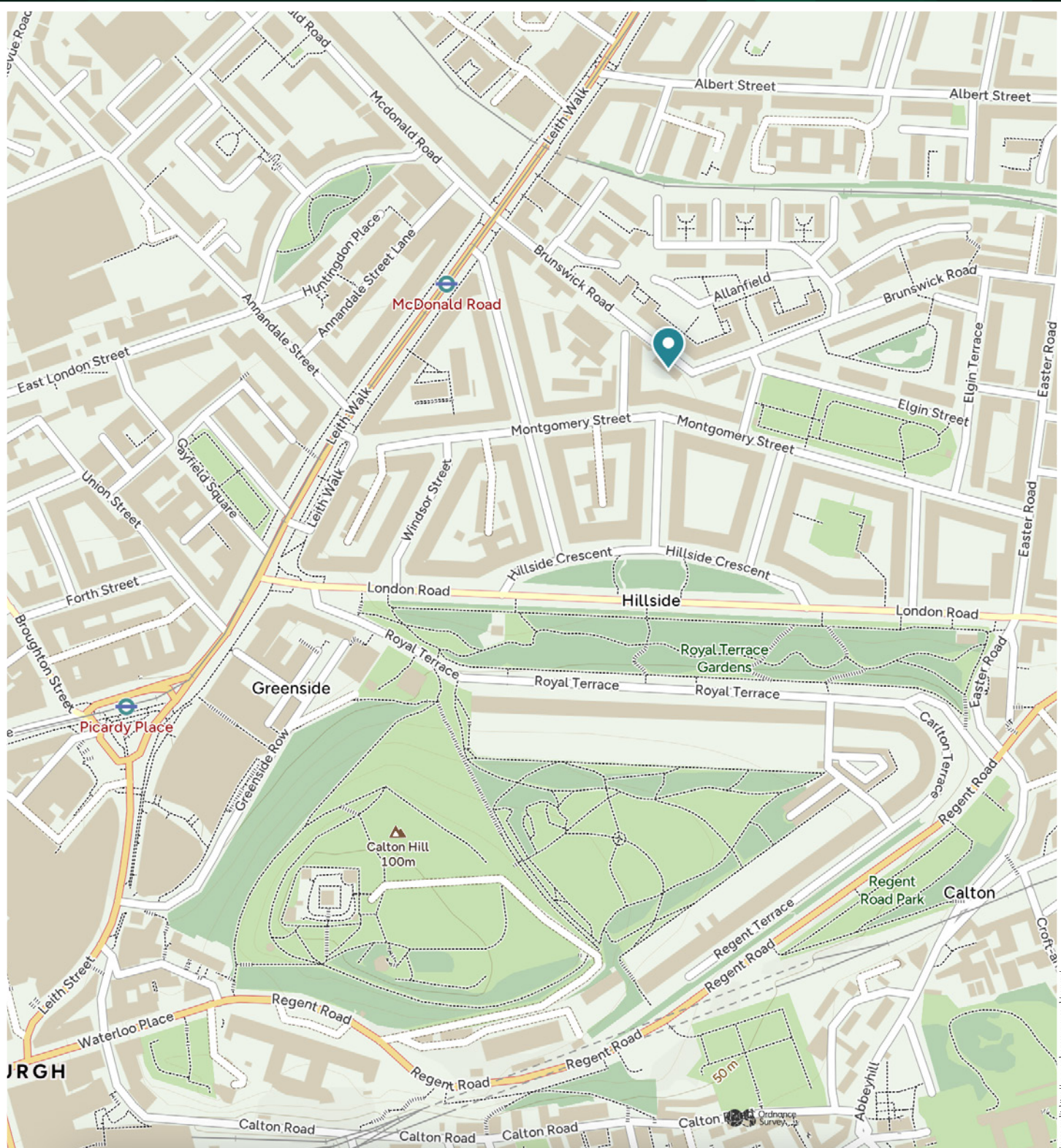


The popular Brunswick area of Edinburgh lies to the east of the city centre. There is a superb range of local shopping outlets on hand, whilst Princes Street, Multrees Walk and George Street offer a range of high-end luxury brands. The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema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

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



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