



*This generous second-floor flat boasts excellent proportions and a fantastic location within walking distance of the city centre*



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McEwan Fraser is delighted to present this generous second-floor flat to the market. The property boasts excellent proportions that include three bedrooms, a living room with a private balcony, a separate kitchen/breakfast room, a master bathroom, and an en-suite shower room to the master bedroom. Further benefits include an underground car park, a gym, a secure entry system, lift access, gas central heating, double glazing, and a fantastic location within walking distance of the city centre.

# THE LIVING ROOM



Internal accommodation is focused on the living room which is naturally bright and neutrally decorated. There is space for a large suite and access to the private balcony.

# THE KITCHEN



The kitchen is adjacent to the living room and enjoys a good range of base and wall-mounted units with a range of integrated appliances. There is space for a breakfast table.





The master bedroom is a generous double with a large integrated wardrobe and plenty of space for additional furniture. The attached en-suite shower room is partially tiled and finished with a white suite and built-in shower. Bedrooms two and three are further double bedrooms and both are neutrally decorated.

Accommodation is completed by the master bathroom which is located off the central hallway. The bathroom is partially tiled and finished with a white three-piece suite. The hallway also offers plenty of integrated storage space.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3 & STUDY



# THE BALCONY & VIEW





# THE CAR PARK & GYM



# FLOOR PLAN, DIMENSIONS & MAP

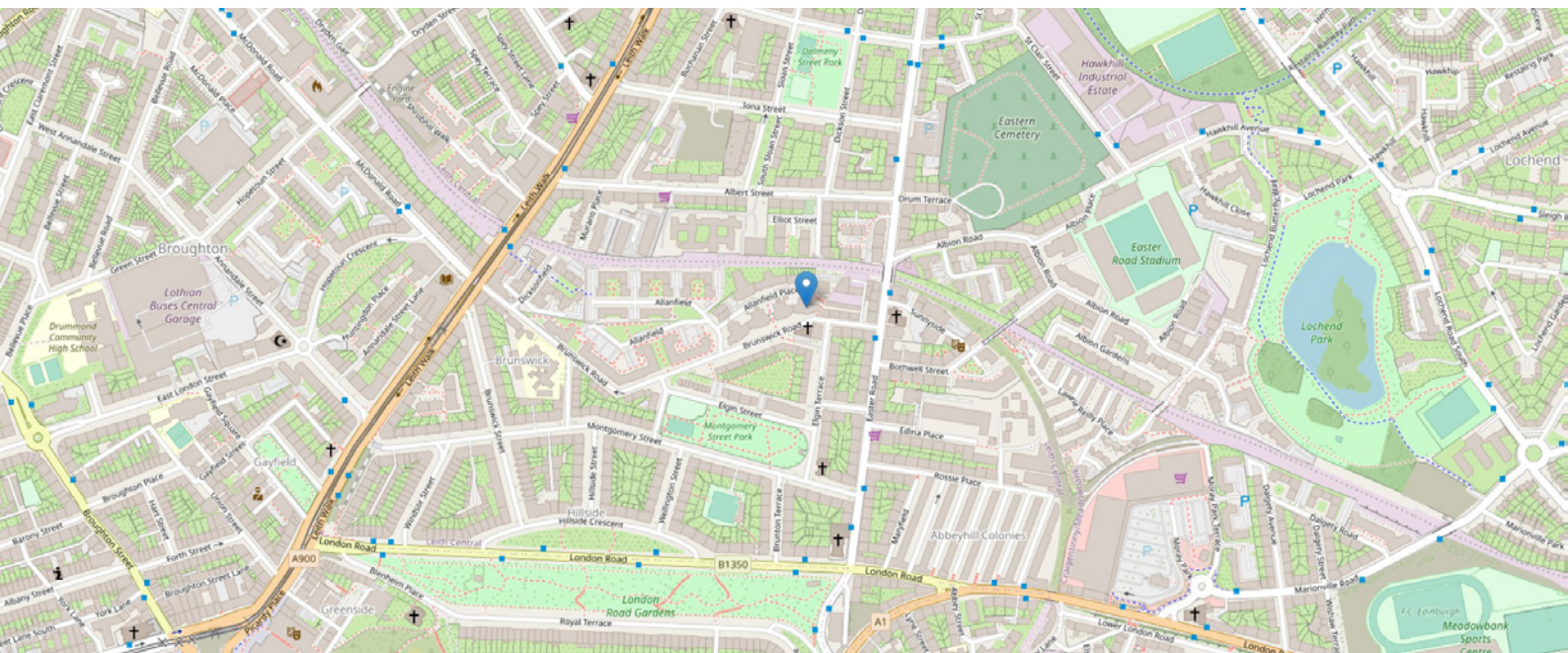


Approximate Dimensions (Taken from the widest point)

Living Room	4.67m (15'4") x 3.73m (12'3")
Balcony	2.31m (7'7") x 1.21m (4')
Kitchen	4.58m (15') x 3.60m (11'10")
Bathroom	2.03m (6'8") x 2.01m (6'7")
Bedroom 1	3.75m (12'4") x 3.00m (9'10")

En-suite	2.01m (6'7") x 1.66m (5'5")
Bedroom 2	3.46m (11'4") x 2.90m (9'6")
Bedroom 3	3.34m (11') x 2.90m (9'6")
Study	1.93m (6'4") x 1.75m (5'9")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>  
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 terminus situated nearby. It will be located close to the tram line (currently in construction) 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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**Part  
 Exchange  
 Available**



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