

46/4 Brunswick Road

HILLSIDE, EDINBURGH, EH7 5PF



Well-presented one-bedroom ground-floor tenement flat that offers an ideal home for first-time buyers or young professionals seeking stylish city living in Edinburgh



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to introduce this well-presented one-bedroom ground-floor tenement flat that offers an ideal home for first-time buyers or young professionals seeking stylish city living in Edinburgh. Generously proportioned throughout, the property blends the charm of traditional tenement features with modern décor and a practical layout.

THE LIVING ROOM



The accommodation comprises a bright and spacious lounge, a separate kitchen with freestanding appliances and a good-sized double bedroom.

THE KITCHEN



THE BEDROOM





A versatile box room, currently utilised as a home office, also features a fitted cabin bed, making it perfect for occasional guests. The property is completed by a modern shower room and a welcoming hallway.

THE BOX ROOM



THE SHOWER ROOM



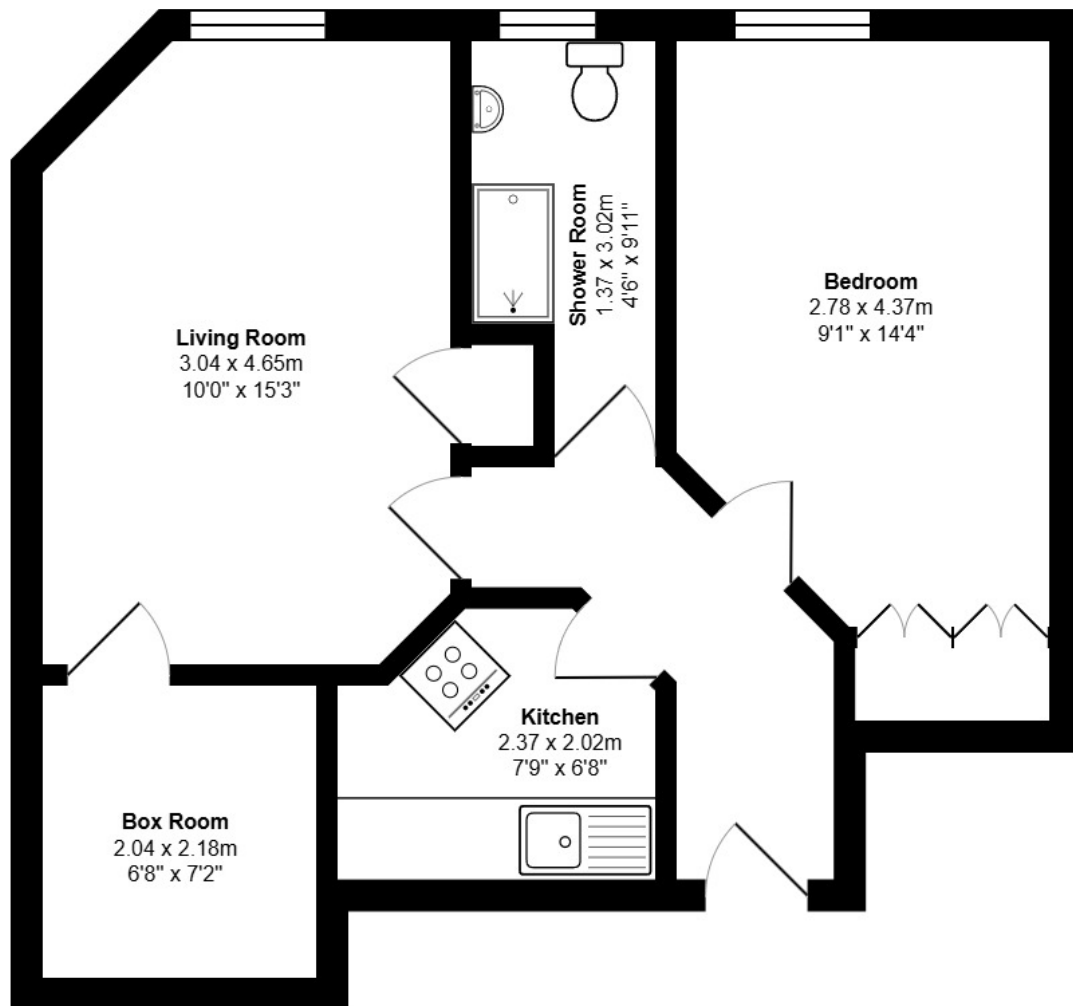
Finished to a high standard, the flat enjoys tasteful, modern interiors and is ready to move into. Its ground-floor position adds convenience and accessibility, while the tenement style ensures character and charm.

Located in a highly desirable area of Edinburgh, the property benefits from excellent local amenities, superb transport links, and easy access to both the city centre and surrounding neighbourhoods.

EXTERNALS

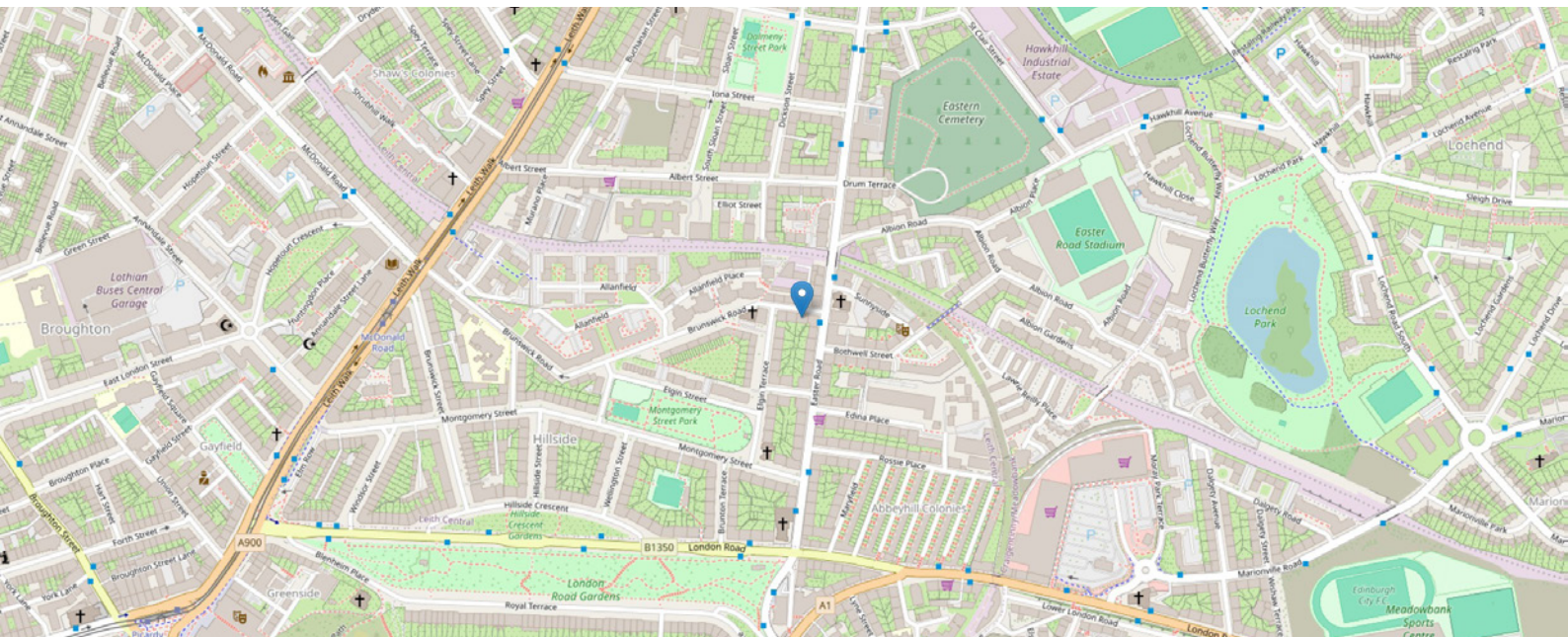


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 45m² | EPC Rating: D



THE LOCATION

Hillside is one of Edinburgh's most sought-after neighbourhoods for young professionals, thanks to its perfect balance of city-centre convenience and vibrant local character. Nestled just east of the New Town, the area offers excellent transport links and is within easy walking distance of both the city centre and Leith, making commuting or enjoying the city's best nightlife, dining, and cultural attractions effortless.





The area is well-connected by frequent bus and tram services, while Waverley Station is only a short walk away for those who need to travel further afield. Leith Walk is right on the doorstep, providing an eclectic mix of cafés, independent shops, and lively bars, while the new St James Quarter brings high-end shopping, gyms, and restaurants just minutes away. For green space, Calton Hill and Holyrood Park are both nearby, perfect for weekend runs, walks, or simply taking in the city views.

Hillside combines classic Edinburgh architecture with a dynamic urban lifestyle, offering residents the best of both worlds—an elegant, historic setting with everything a modern professional could need close at hand.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



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 only 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.