




McEwan Fraser Legal

Solicitors & Estate Agents

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66/8 Brunswick Street

EDINBURGH, EH7 5HU

66-8 BRUNSWICK STREET

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape.

An excellent opportunity has arisen to acquire this highly desirable two bedroom top floor flat, making for an ideal Buy-To-Let opportunity or home and well located within the popular Hillside area of Edinburgh. Viewing of this property is highly recommended.

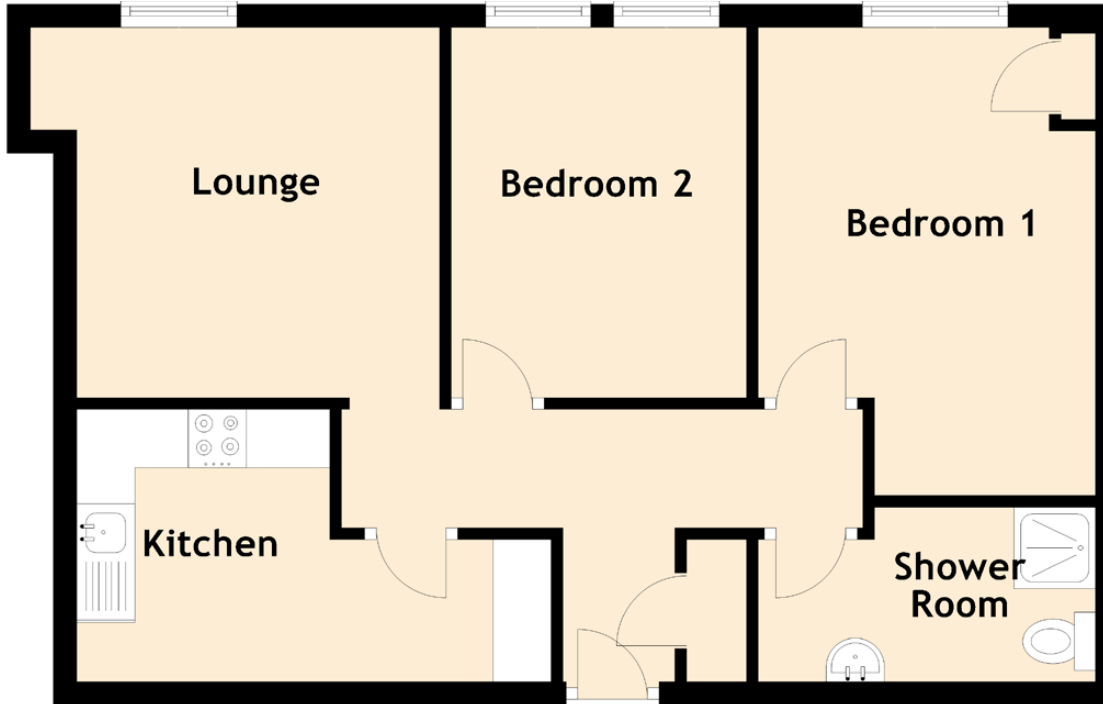
Internally this accommodation is in fantastic condition and briefly comprises of;

a spacious entrance hallway with large storage cupboard; a bright lounge with built-in shelving; a large, fully fitted, partially tiled kitchen with integrated 4 ring gas hob, oven and extractor fan; two double bedrooms, one with a large built-in wardrobe space; and a recently refurbished, partially tiled shower room with huge walk-in shower.

This property also benefits from gas central heating, full double glazing, a communal garden to the rear of the property, accessed via the stairway and on-street parking with permits available to residents for a small annual fee.

It should be noted that the seller has drawings to open up the kitchen/living room but did not progress with the plans, however, the seller is happy to share these plans with any interested parties.





Approximate Dimensions (Taken from the widest point)

Lounge	3.18m (10'5") x 3.12m (10'3")
Kitchen	4.08m (13'5") x 2.26m (7'5")
Bedroom 1	3.86m (12'8") x 2.90m (9'6")
Bedroom 2	3.30m (10'10") x 2.54m (8'4")
Shower Room	3.05m (10') x 1.50m (4'11")

Gross internal floor area (m²): 50m² | EPC Rating: C



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