

46/15 Brunswick Road

EDINBURGH, EH7 5PF



*Spacious one-bedroom tenement flat
with a chic modern interior*



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www.mcewanfraserlegal.co.uk

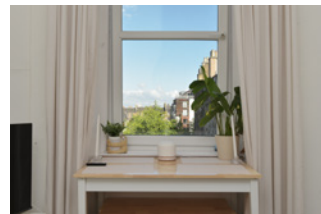


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McEwan Fraser is delighted to present this generous one-bedroom tenement flat to the market. The property is ideally positioned for a generous range of local amenities and excellent transport links. Contemporary neutral décor and quality laminate flooring create a stylish look throughout this well-presented flat which would make an ideal first-time buy or sound buy-to-let investment.

THE LIVING ROOM



The accommodation is focused on a generous living room with integrated storage, high ceilings, excellent levels of natural light, and a recess which creates a great space for a workstation.

THE KITCHEN



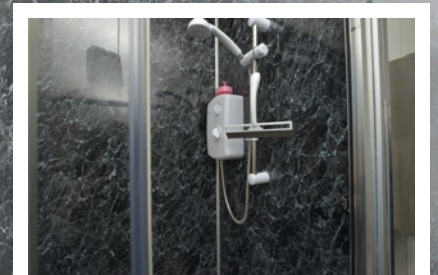
There is a stylish separate kitchen with a full range of base and wall-mounted units that include an integrated hob, electric oven, and microwave.





The bedroom is a lovely double with an original fireplace and ample space for a full range of freestanding bedroom furniture. The accommodation is completed by a contemporary shower room.

THE SHOWER ROOM

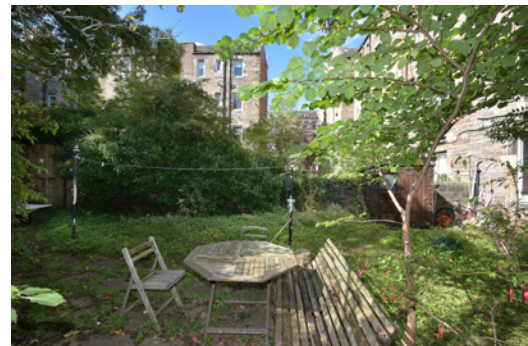


THE BEDROOM

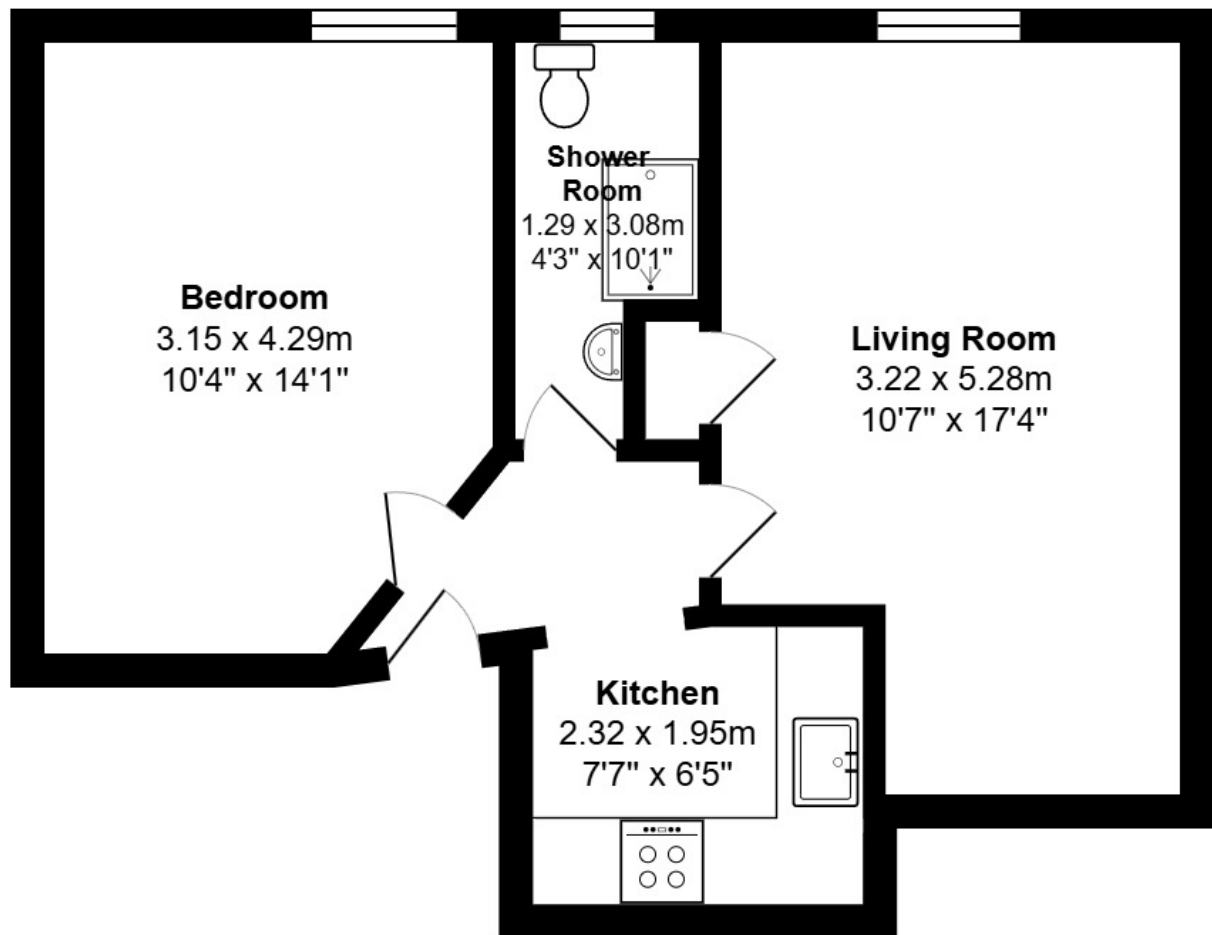


Further benefits include electric heating, double glazing, a well-maintained close, a secure entry system, residents' permit parking, and a shared rear garden.

EXTERNALS

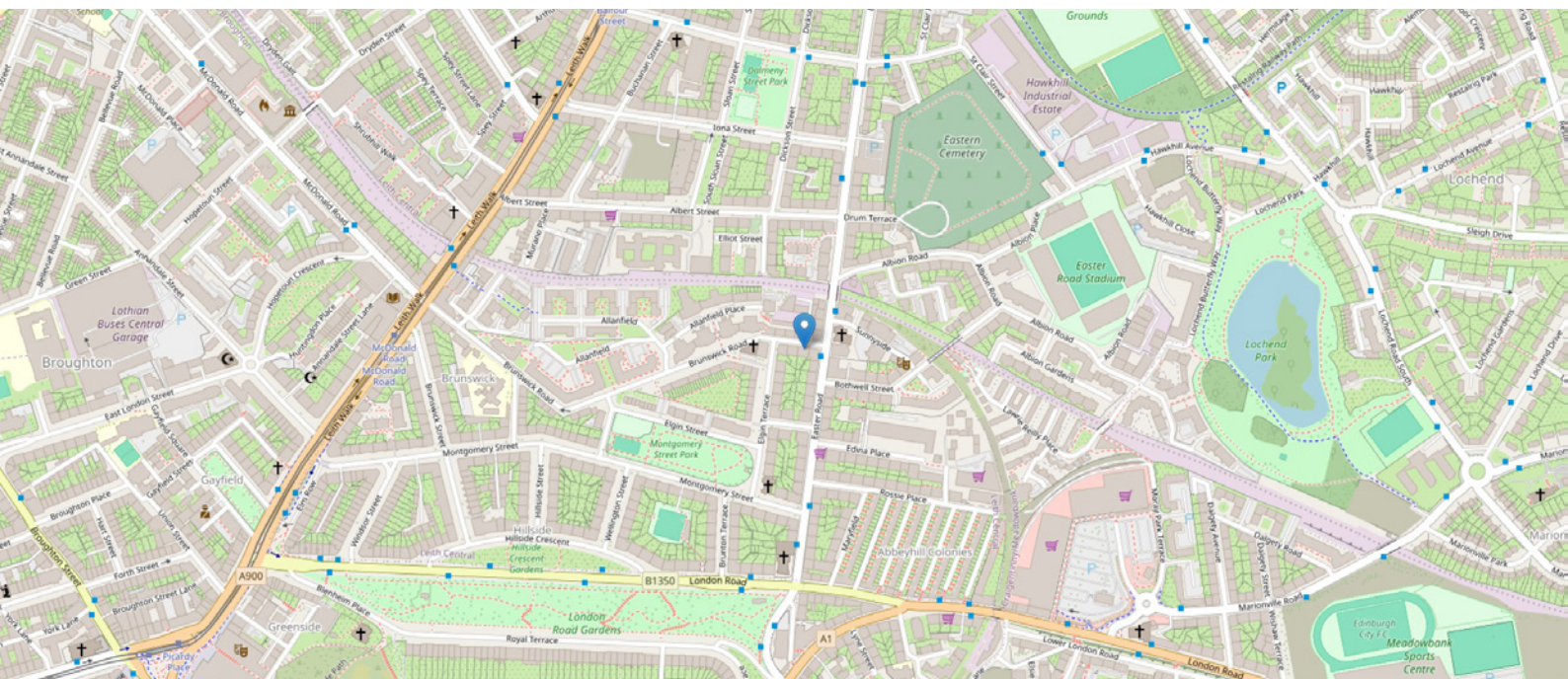


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 41m²
EPC Rating: E



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 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.



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