



Brunswick Street
Hillside
EH7



An impressive three-bedroom apartment in popular Hillside.

Description

Brunswick Street is a beautiful and modern duplex, three double bedroom apartment located on the second level of a lovely, fully factored building.

The property enjoys a spacious open plan kitchen, living and dining area which boasts an abundance of natural light that beams through the large windows creating a wonderful atmosphere to both relax and entertain in. The kitchen benefits from integrated white goods which include a dishwasher, a fridge and freezer and washer dryer.

There are three double bedrooms, two of which have ensembles, along with generous built in wardrobe space. Added to this there is a useful study area on the landing which includes further cupboard space.

The building is fully factored and has well maintained communal areas both internally and externally. There is a secure underground car park with an allocated parking space as well





as guest parking with lift access to all levels. The building also enjoys a lovely communal garden and a roof top terrace where exceptional views of Edinburgh and Fife can be enjoyed.

Features include:

- Three bedrooms
- Central location
- Shared roof terrace
- Stylish interiors
- Access to private residence gardens
- Allocated garage parking space

Location

Brunswick Street is situated in Hillside, on the fringes of Edinburgh's acclaimed New Town and within easy walking distance of the city's business and financial districts, abundant shopping establishments, boutiques and bars.

The property is just a few minute's walk from Edinburgh's Art Galleries, Museums and Tourist Attractions, Broughton Street's artisan shops and cosmopolitan cafés and restaurants, John Lewis department store and the new St James Quarter retail development. St. Andrew Square which is regularly used as a venue for seasonal events is a short walk away past the Playhouse Theatre and the Omni Centre with multi-screen cinema, various dining options and a Nuffield Health Leisure Centre.

Brunswick Street also lies a short distance from numerous recreational facilities and green open spaces including the Royal Botanic Garden, Holyrood and Inverleith Parks which have active climbing, tennis and bowling clubs, Edinburgh's extensive cycle network and the Water of Leith walkway.

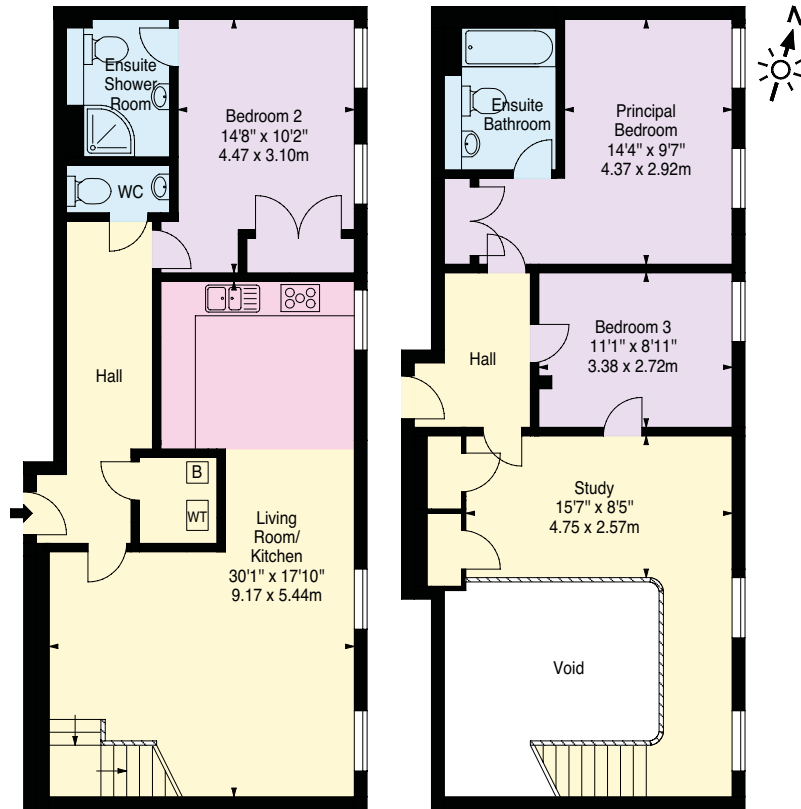
The property has easy access to Waverley Station, the city's efficient bus and tram network and Edinburgh International Airport. There is also excellent state and private school provision in the area.

The area is well served by Tesco and Sainsbury's supermarkets as well as the popular independent shops of Broughton Street and various useful retail outlets on Leith Walk.



**Approximate Gross Internal Floor Area
1554 Sq Ft - 144.37 Sq M**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Second Floor

Third Floor

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I would be delighted to tell you more.

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Financial Guarantee/ Anti Money Laundering

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Council Tax

Band G



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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