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42/6 Brunswick Road, Hillside, Edinburgh, EH7 5PF

Tastefully Presented, Traditional, One-Bedroom, Corner-Aspect, Second-Floor Flat

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Property Description

Tastefully presented, one-bedroom, corner-aspect, second-floor flat, forming part of a traditional, stone-built tenement. Located in Edinburgh's highly sought-after Hillside area, northeast of the city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a double bedroom and a shower room.

This period property enjoys a desirable city location and features well-proportioned rooms, tall ceilings and modern flooring. Further features include a fitted kitchen, with appliances, gas central heating, double glazing and extensive hall space for additional storage.

There is a secure entry system and a shared garden, with zoned parking to the front and on the surrounding streets.

A spacious, high-ceilinged entrance hall is fitted with modern, wood-effect flooring, which continues throughout this stylish home. A well-proportioned room, with a versatile, open-plan layout, includes a comfortable area for lounge furniture and space for seated dining, as well as a home office area, if desired. Complementing the space is a kitchen, fitted with wall and base units, an integrated oven, a gas hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine.

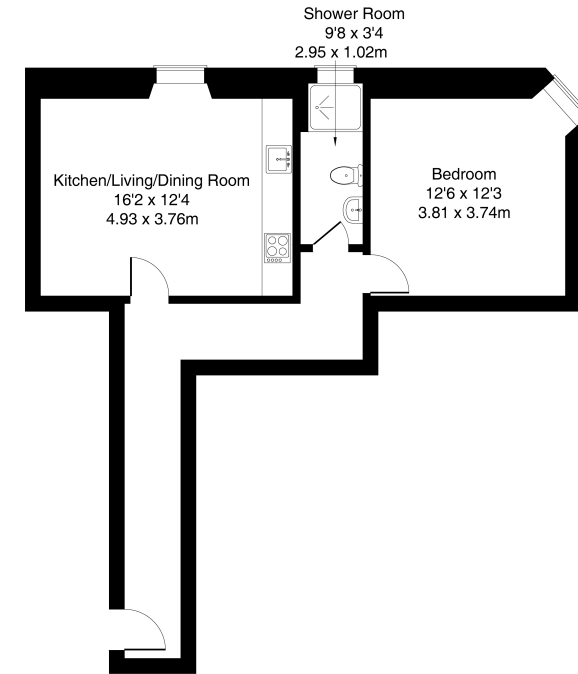
A generous double bedroom continues the tasteful presentation of the living space and provides ample space for freestanding bedroom furniture and storage.

Completing the accommodation, a bright, naturally lit shower room comprises a glazed, shower cubicle, a two-piece suite and tiled splash walls and flooring.



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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Hillside is a high-amenity area with fine period architecture, lying within walking distance of the city centre's restaurants, shopping facilities and attractions, as well as the Omni Centre with a multi-screen cinema and The Playhouse Theatre. Leith Walk, Elm Row and nearby Broughton Street offer a good range of local shopping facilities, with a cosmopolitan selection of cafés, bars, and restaurants within a short radius. Edinburgh's historic Old Town and New Town are easily accessed, with extensive high-street shopping available on both Princes Street and George Street, as well as

the new St James Quarter. The recently completed state-of-the-art Meadowbank Sports Centre is within walking distance, providing a range of sports facilities; whilst Calton Hill, Holyrood Park and Arthur's Seat are all within close proximity and offer vast open green spaces for walks and recreation. Waverley Train Station is also within walking distance, and frequent bus services operate from London Road and Elm Row; with the new tram extension now operating from Edinburgh Airport to Newhaven.





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