



Estate Agents and Solicitors

## 3/13 Dicksonfield, Brunswick, Edinburgh, EH7 5ND

Immaculately-Presented Three Bedroom, Fourth (top) Floor Flat

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# Property Description

Immaculately-presented, three bedroom, corner-aspect, fourth (top) floor apartment, set in a modern and factored residential development. The property is located in the popular Brunswick area, just to the northeast of Edinburgh city centre.

Comprises: an entrance hallway, living room, kitchen, three double bedrooms, an en-suite shower room, and a bathroom. Ready-to move-in, features include a well-proportioned floor plan, a modern fitted kitchen with integrated appliances, fitted bathroom suites and light neutral decor throughout. In addition, there is double glazing, gas central heating, multiple TV and telephone points, and a light southerly-facing aspect.

Further excellent storage provision is provided by an extensive attic space mirroring the floor plan which also includes power and lighting. The development also provides a lift service, secured entry system, a shared bike store, and a residents permit car park.

The carpeted hallway gives access throughout, and has the entryphone handset, alarm system, and has space for outerwear and freestanding storage. A generous living room takes advantage of being situated on the corner and has large windows to both aspects, and includes superb views towards Arthur's Seat, carpeted flooring, plain coving and a central pendant light fitting.

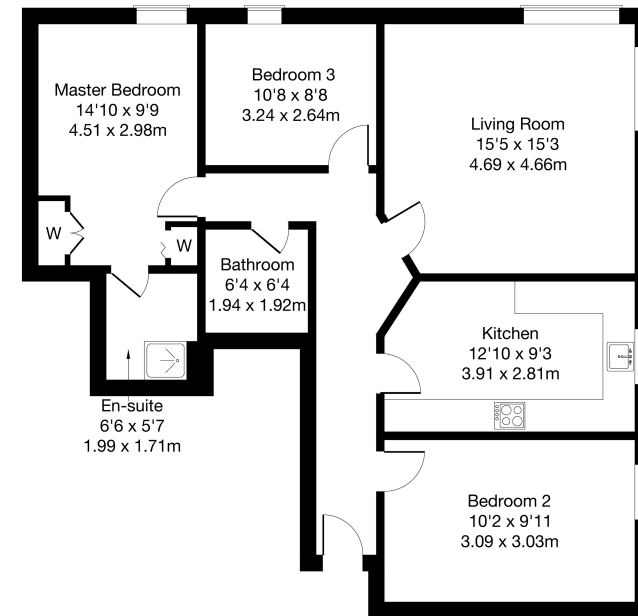
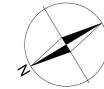
The bright kitchen has space for a dinner/breakfast table, and offers recessed spot lighting and a wall-mount TV point. Fitted units include wood-effect worktops with a matching upstand, a sink with drainer, unit downlighting, and an integrated washing machine, dishwasher, fridge/freezer, oven and gas hob with a stainless steel splashback and canopy.

The master bedroom includes built-in wardrobes, carpeted flooring, two pendant light fittings, and a modern shower room with a two-piece suite and a cubicle with a mains mixer shower. Bedroom two, currently used as a dining room, is similarly well-proportioned and is set to the southerly-facing aspect, with carpeted flooring and a pendant light fitting, whilst a third flexible bedroom is currently used as an office. Completing the accommodation, the bathroom is set internally and includes a fitted three-piece suite, tiled splashwalls, and a shaver point.



3/13 Dicksonfield, Brunswick Road, Edinburgh, EH7 5ND

Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



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

# Area Description





Brunswick is a high-amenity area, located between Leith Walk and Easter Road, and close to the city centre's attractions and retail facilities. There is an excellent range of local shopping and supermarkets nearby, and a cosmopolitan selection of cafés, bars, cinemas, theatres, and restaurants all lie within a mile of the property. Edinburgh's historic Old and New Towns are readily accessed, as are Holyrood Park, Calton Hill, Arthur's Seat, the Ocean Terminal retail and leisure complex, and

Leith's renowned Shore district. There are highly frequent bus services on Easter Road, Leith Walk, and London Road and the development will benefit from the new Edinburgh Tram line scheduled to be completed in the Spring of 2023; whilst well-respected local authority schools are close by, in addition to Edinburgh's wide choice of private schooling.





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