



## 1F3, 5 Brunswick Road, Edinburgh, EH7 5NG

Tastefully Presented One-Bedroom, First-Floor Flat

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# Property Description

Tastefully presented, one-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Located in Edinburgh's highly sought-after Brunswick area, just north of the city centre.

Comprises an entrance hallway, living room, dining/kitchen, a double bedroom, a box/store room, and a shower room.

This period property has an ideal city location and features well-proportioned rooms, tall ceilings, and contemporary flooring. Further features include a fitted kitchen with appliances and quality worktops, gas central heating, double glazing, and good storage.

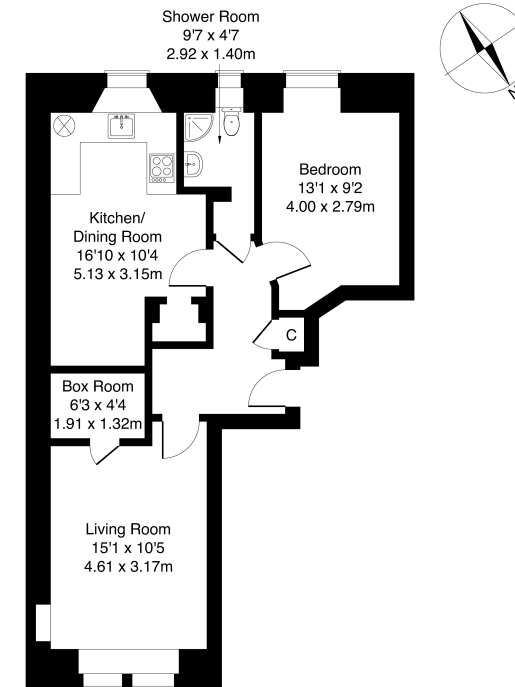
There is a secured entry system and a shared garden, with zoned parking to the front and surrounding streets.

A welcoming entrance with wood-effect flooring leads into the living room, set to the front of the property, featuring carpeted flooring, light décor, and a handy box/store room to the side, perfect for additional storage. The hallway flows through to the kitchen and dining area, where the wood-effect flooring continues into the dining space before transitioning to tiled flooring in the kitchen.

Here, you'll find granite countertops, a tiled splashback, a sink with a drainer, an integrated oven with an electric hob and canopy above, plus space for further appliances. The bedroom also benefits from wood-effect flooring carried through from the hallway, paired with light décor for a bright, airy feel. Completing the property is a modern three-piece shower room, finished with a shower cubicle.

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Approximate Gross Internal Area: (603 sq ft - 56 sq m.)



**First Floor**

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 vibrant and high-amenity district, ideally positioned between Leith Walk and Easter Road, just a short distance from Edinburgh's city centre. The area offers an excellent range of local shopping, supermarkets, and a cosmopolitan mix of cafés, bars, restaurants, cinemas, and theatres, all contributing to a lively and well-connected urban lifestyle. The nearby St James Quarter adds to the appeal with a vast selection of retail, dining, and leisure options, while the iconic attractions of the Old and New Towns are easily reached on foot. Outdoor enthusiasts can enjoy the

open green spaces of Holyrood Park, Calton Hill, and Arthur's Seat, while the Ocean Terminal and the Shore offer further leisure, shopping, and waterfront dining experiences. Brunswick benefits from superb public transport links, with frequent bus services on Easter Road, Leith Walk, and London Road, as well as access to the extended tram line running through to Newhaven. A wide choice of well-regarded state and independent schools are also available in the surrounding area, making it a popular choice for families and professionals alike.







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