



93/1 Brunswick Street, Edinburgh, EH7 5HR

Beautifully Presented, One Bedroom, Dual-Aspect, First-Floor Flat

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Property Description

Beautifully presented, one-bedroom, dual-aspect, first-floor flat, forming part of a traditional stone-built tenement. Located in Edinburgh's highly sought-after Hillside area, just east of the city centre.

Comprises an entrance hall, living room, dining/kitchen, a double bedroom, a box room, and a bathroom.

Tastefully finished throughout, this period property has an ideal city location and features well-proportioned rooms, tall ceilings, and ornate cornice work. In addition, there is a quality fitted kitchen with integrated NEFF appliances, a stylish contemporary bathroom, gas central heating and double glazing.

Furthermore, there is a secured entry system and a well-maintained shared garden, with zoned parking to the front and surrounding streets.

A welcoming entrance hall affords access throughout the property and features two convenient built-in cupboards and a clothes pulley. Set to the front, enjoying a westerly aspect, the living room is tastefully finished with light decor, ornate cornice work, carpeted flooring and a fireplace, with further features including a press cupboard and a box room with superb storage provision.

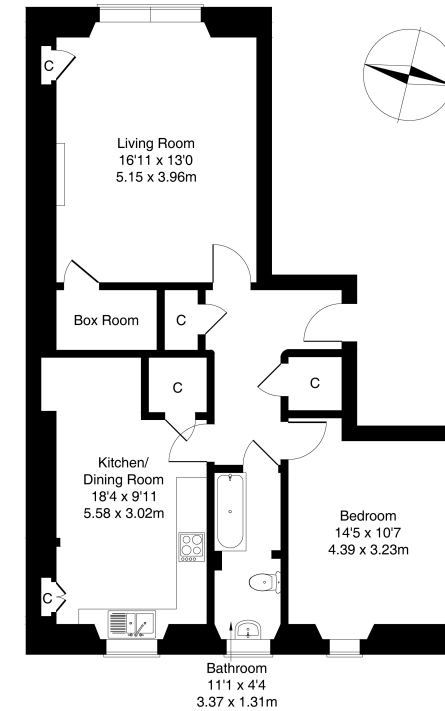
A spacious kitchen is set to the rear with ample space for dining, wood effect flooring and a built-in cupboard, whilst stylish fitted units include wood effect worktops and matching upstands, a sink with a drainer, an integrated induction hob with an extractor hood and an eye-level oven.

Set to the rear, the bedroom offers a well-sized room for freestanding furniture and includes carpeted flooring, a central light fitting and cornice plasterwork. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including an eclectic shower over the bath and partially tiled splash walls.

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Approximate Gross Internal Area: (721 sq ft - 67 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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