



31/10 Brunswick Road, Edinburgh, EH7 5GW

Light & Tastefully Presented, Two-Bedroom, Modern, First-Floor Flat with Balcony

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Property Description

Tastefully presented and filled with natural light, this spacious two-bedroom first-floor flat is set within a modern, factored residential development in the ever-popular Brunswick area, just northeast of Edinburgh city centre. Comprises an entrance hall, living/dining room, kitchen, master bedroom with en-suite shower room, a further double bedroom and a bathroom.

Ready-to-move-in, highlights include a well-proportioned floor plan, a modern fitted kitchen with appliances, contemporary bathroom suites and light neutral decor throughout. In addition, there is double glazing, gas central heating, modern flooring throughout, and good integrated storage provision.

The development also boasts a communal fitness suite, concierge service, lift service, landscaped grounds, a secured entry system, and a secured residents' car park with a shared bike store.

A welcoming entrance hallway provides access to all rooms and benefits from two convenient storage cupboards. Positioned at the front of the property and enjoying an attractive corner aspect, the generous living room features floor-to-ceiling windows and access to a private balcony – ideal for relaxing or entertaining. The space is enhanced by contemporary wood-effect flooring and fresh, neutral décor, offering ample room for both lounge and dining furniture. The adjoining kitchen is well-proportioned and fitted with modern units and worktops, a tiled splashback, and integrated appliances including an oven, gas hob, washing machine, dishwasher, and a freestanding fridge/freezer.

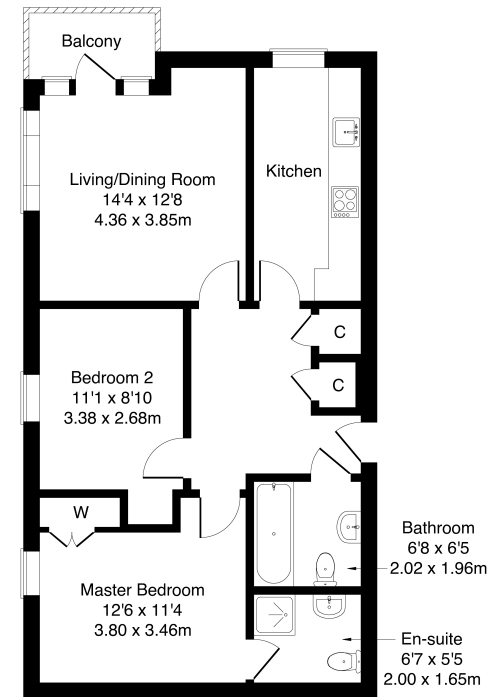
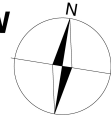
Set peacefully to the rear, with a side aspect window, the spacious master bedroom is complete with built-in wardrobes, modern wood-effect flooring, and a sleek en-suite shower room. A second well-finished double bedroom is set internally and benefits from a side-facing window. Completing the home, the family-sized bathroom is fitted with a stylish three-piece suite, including a shower over the bath, modern panelled splash walls, a ladder-style radiator, and spotlights.

This attractive flat is an excellent opportunity for first-time buyers, professionals, or investors seeking a well-located home with modern comforts and a bright, welcoming interior.

No warranty will be given with any of the appliances included in the sale.

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Approximate Gross Internal Area: (732 sq ft - 68 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 vibrant and well-connected neighbourhood, ideally situated between Leith Walk and Easter Road, just a short distance from Edinburgh's city centre. This sought-after area offers an impressive array of local amenities, including a variety of supermarkets, independent shops, and a cosmopolitan mix of cafés, bars, restaurants, cinemas, and theatres. The recently redeveloped St James Quarter further enhances the area, providing an exceptional range of retail, dining, and leisure options. Residents benefit from excellent public transport links, with frequent bus services running

along Easter Road, Leith Walk, and London Road, in addition to the newly extended tram line connecting to Newhaven. The location also offers easy access to many of Edinburgh's iconic landmarks and green spaces, such as Holyrood Park, Calton Hill, Arthur's Seat, and the historic Old and New Towns. Ocean Terminal and the vibrant Shore area of Leith are also within easy reach. Families will appreciate the selection of highly regarded local authority schools, as well as convenient access to the city's wide range of private educational institutions.





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