



## Flat 1, 23c Brunswick Road, Edinburgh, EH7 5GY

Immaculately Presented Dual-Aspect Two-Bedroom, Ground-Floor Flat with Private Garden

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# Property Description

Immaculately presented, dual-aspect two-bedroom, ground-floor flat, with a private south-facing patio garden and an allocated parking space. Forming an exclusive factored development, located in Edinburgh's highly sought-after Brunswick area, ideally positioned just south of the city centre.

Comprises an entrance hallway, living / dining room, kitchen, two double bedrooms, an en-suite shower room, and a family bathroom.

Tastefully finished in light neutral decor, ready to move, featuring a quality, fully integrated kitchen, and stylish bathrooms. Further features include NEST gas central heating, double glazing, and superb storage, including bedroom wardrobes.

Constructed by Cala Homes, this high-end development includes a secured entry system, shared bike store, and a residential car park to the rear.

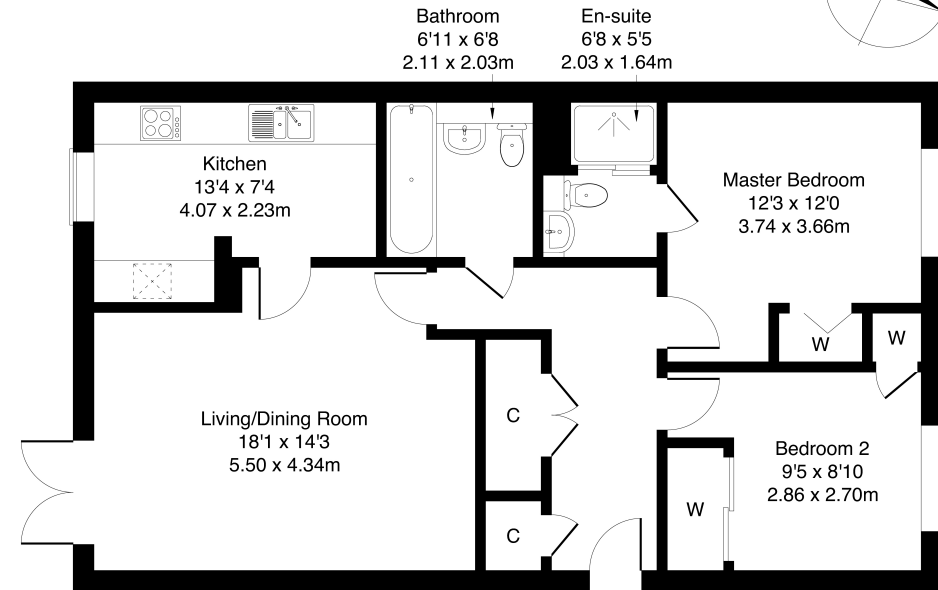
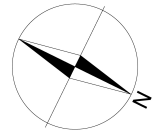
An inviting entrance welcomes you into the property, with a hallway leading directly to the spacious living and dining room, finished with carpeted flooring and light, neutral décor. This bright and airy space opens onto your own private garden, creating the perfect setting for relaxing or entertaining. The kitchen, located to the rear, features stylish wood-effect flooring, wood-effect countertops and matching upstands, a stainless-steel sink with drainer, and integrated appliances including an oven with gas hob and canopy, dishwasher, washing machine, and fridge-freezer.

Towards the front of the home, the hallway offers generous built-in storage cupboards, ideal for everyday convenience. Both double bedrooms continue the carpeted flooring and include fitted wardrobes for ample storage, with the master bedroom further enhanced by an en-suite shower room featuring a cubicle shower and ladder-style radiator. Completing this well-presented modern home is the family bathroom, a sleek three-piece suite with a shower-over-bath and a matching ladder-style radiator.



## Flat 1, 23C Brunswick Road, Edinburgh EH7 5GY

Approximate Gross Internal Area: (872 sq ft - 81 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 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 a short walk away 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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