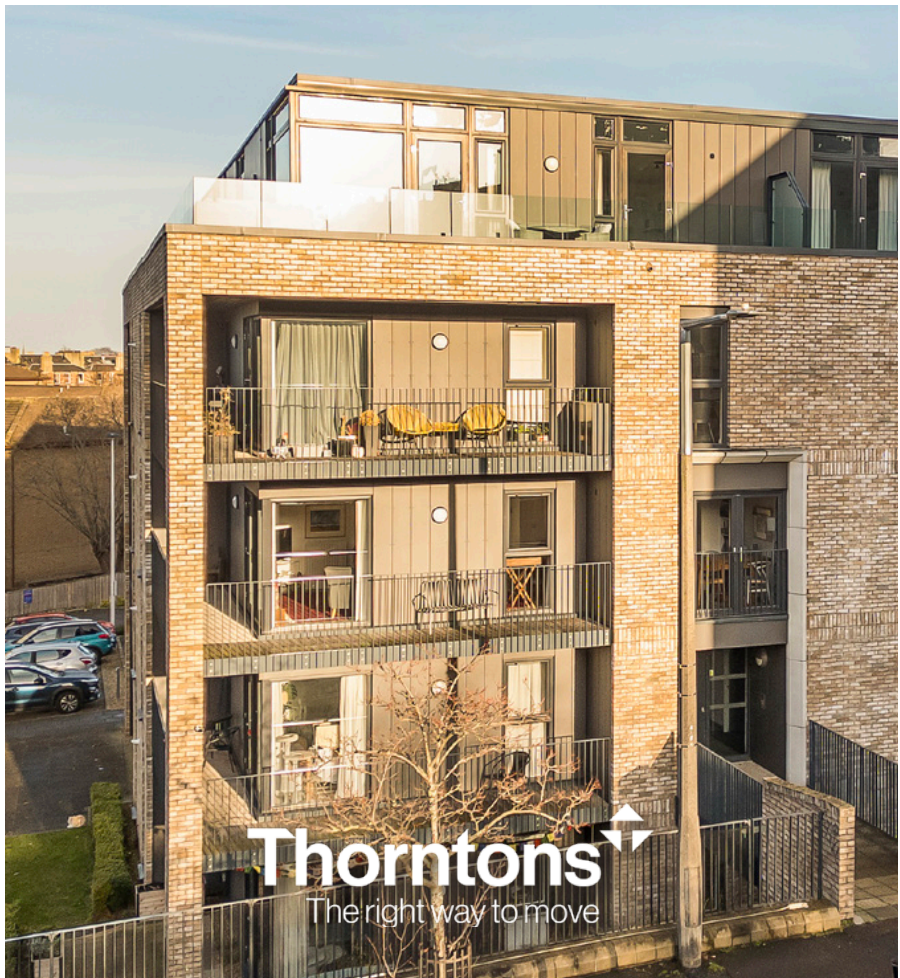


19A/13 BRUNSWICK ROAD

Brunswick, Edinburgh, EH7 5FN



CONTENTS

THE FLOORPLAN 04

THE PROPERTY 06

THE ENTRANCE 08

RECEPTION ROOM 10

THE KITCHEN 14

THE BEDROOMS 16

THE BATHROOMS 20

THE TERRACE 24

GARDENS & PARKING 26

BRUNSWICK, EDINBURGH 30




WELCOME TO 19A/13 BRUNSWICK ROAD



Welcome to a contemporary three-bedroom penthouse apartment which is set on the fourth floor of a prestigious Cala Homes development in highly sought-after Brunswick.

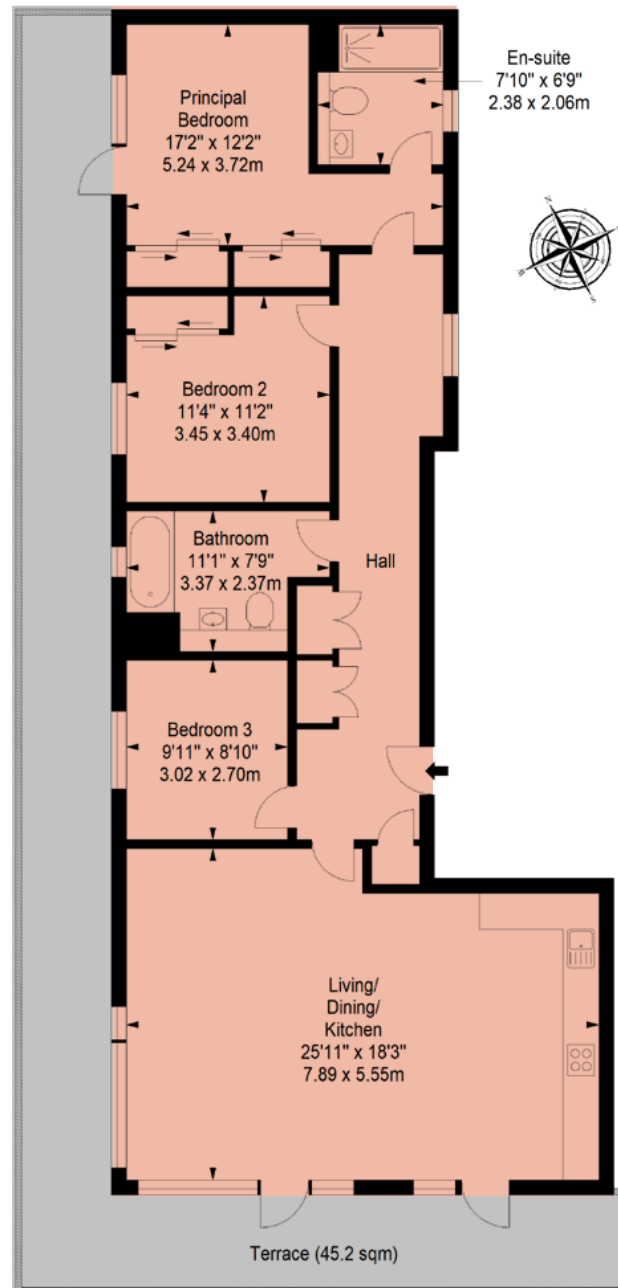
PROPERTY NAME
19a/13 Brunswick Road

LOCATION
Brunswick, Edinburgh, EH7 5FN

Fourth Floor - 

Terrace - 

APPROXIMATE TOTAL AREA:
112.0 sq. metres
(1205.6 sq. feet)



The floorplan is for illustrative purposes.
All sizes are approximate.

RARELY AVAILABLE

CONTEMPORARY PENTHOUSE APARTMENT



Presented in true walk-in condition, this three-bedroom penthouse apartment is a rarely available city residence with an extensive private wraparound roof terrace (measuring over 45 square metres) and two allocated parking spaces (plus an EV charger). Completed to an exceptionally high standard, this contemporary home features a blank canvas throughout and premium fixtures and fittings, complementing the bright open interiors with a crisp finish. It further boasts a large open-plan reception room with a sophisticated kitchen, a stylish family bathroom and en-suite, and generous storage solutions. Set within a Cala Homes development in Brunswick, the property has a highly desirable location too. It is within brisk walking distance of the St James Quarter and city centre, there are lots of nearby green spaces including Calton Hill and Arthur's Seat, and the fashionable bar and restaurant scene of Leith Walk is moments away. Some of the capital's finest Michelin-starred restaurants are nearby too, such as The Kitchin, Martin Wishart, Lyla, and Heron. Furthermore, schools are close by, as are regular bus and tram links providing a speedy connection to the city centre and airport. It is a fantastic place to live.

GENERAL FEATURES

- A rarely available penthouse apartment with two allocated parking spaces and an EV charger
- Wraparound roof terrace (over 45 square metres in size) with impressive views
- Forms part of a prestigious Cala Homes development
- Highly sought-after location in Brunswick
- Presented in true walk-in condition
- Manicured communal garden grounds
- EPC Rating - B

ACCOMMODATION FEATURES

- Naturally-lit hall with three built-in cupboards
- Large, open-plan kitchen/living/dining room
- Modern kitchen with integrated AEG appliances
- Two double bedrooms with built-in wardrobes
- Versatile third bedroom/home office
- Immaculate 3pc en-suite shower room
- Stylish 3pc family bathroom with overhead shower
- Gas central heating and double-glazed windows



AN IMMACULATE FIRST IMPRESSION

The apartment is reached via a secure entrance and shared lift service, with the front door opening to a naturally-lit hall. Pale Amtico flooring and crisp white walls instantly set a contemporary tone that continues throughout, while three built-in cupboards provide generous storage.



LARGE, OPEN-PLAN RECEPTION ROOM

The heart of the home is an open-plan kitchen, living and dining room, which has an expansive footprint framed by floor-to-ceiling, dual-aspect windows that offer uninterrupted views of Edinburgh's skyline.



*"FLOOR-TO-CEILING, DUAL-ASPECT WINDOWS
OFFER UNINTERRUPTED VIEWS OF
EDINBURGH'S SKYLINE."*



This impressive space can be neatly zoned into sections, whilst easily accommodating comfortable sofas and a large table and chairs. It continues the neutral palette too, creating an inspired minimalist-style aesthetic. Furthermore, the space extends outwards onto a private roof terrace – a unique feature that captures all-day sun adding further charm and character.





SOPHISTICATED STYLING MEETS PRACTICAL DESIGN

With white cabinetry and black granite worksurfaces, the kitchen has a sophisticated monochrome-inspired colour palette that further elevates the reception area's neutral styling. It offers practical storage and workspace, as well as a full suite of integrated appliances by AEG for a streamlined finish (gas hob, extractor hood, oven, microwave, fridge/freezer, and dishwasher). Undercabinet lighting enhances the space further, along with a stainless-steel splashback adding the final touch of practicality to the contemporary design. A washer/dryer is quietly stored in the hall's utility cupboard.



THE KITCHEN

SPACE, COMFORT, AND GENEROUS STORAGE

The three bedrooms all echo the aesthetic of the living area, ensuring design continuity and a sought-after blank canvas for new buyers.

The principal suite provides the owners with every comfort, enjoying two built-in mirrored wardrobes, direct access to the roof terrace, and an immaculate three-piece en-suite shower room with modern fixtures and fittings.

The second bedroom is also a spacious double with a built-in wardrobe, whilst the third bedroom is a versatile space currently used as a home office.



THE BEDROOMS

*"THE PRINCIPAL SUITE... ENJOYING TWO BUILT-IN MIRRORED
WARDROBES & DIRECT ACCESS TO THE ROOF TERRACE..."*





IMMACULATE EN-SUITE SHOWER ROOM

The en-suite is comprised of a hidden-cistern toilet, a half-pedestal washbasin below a mirrored unit, a towel radiator, and a step-in double-sized shower enclosure.

Gas central heating and double-glazed windows ensure year-round comfort and efficiency.





3PC FAMILY BATHROOM WITH OVERHEAD SHOWER

There is also a stylish family bathroom which continues the home's design philosophy pairing neutral décor and black accents to great effect. It features a WC suite, an illuminated mirror, and a bath with a handheld and overhead rainfall shower.



Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washer/dryer to be included in the sale.

Factor: the development is factored by 91BC Property Factors for the approximate fee of £105 per month. This cost includes the maintenance of communal areas, lift servicing, and block buildings insurance.

ROOF TERRACE

WITH IMPRESSIVE VIEWS

Externally, the home features a private, glass-framed roof terrace that wraps around two sides of the property providing lots of outdoor space for admiring the elevated views. One side looks out to the iconic Arthur's Seat, while the other gazes over the dramatic Gothic architecture of the B-listed Leith Walk Primary School.



Thorntons
The right way to move
19a/13 Brunswick Road



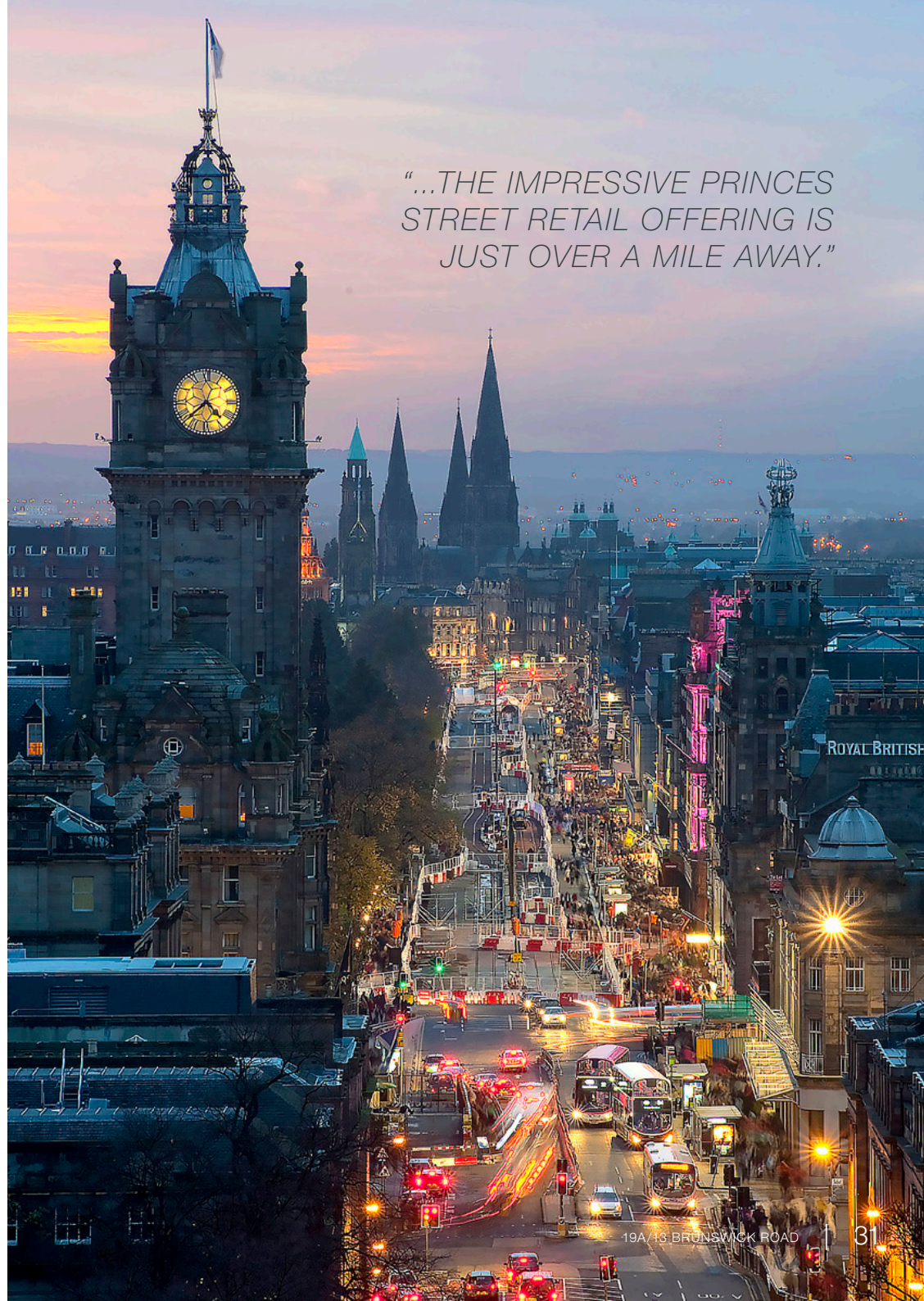
GARDEN & PARKING

Externally, the home features a private, glass-framed roof terrace that wraps around two sides of the property providing lots of outdoor space for admiring the elevated views. One side looks out to the iconic Arthur's Seat, while the other gazes over the dramatic Gothic architecture of the B-listed Leith Walk Primary School and Calton Hill. The development also offers manicured communal garden grounds, shared bike storage, and private residents' parking, the apartment benefitting from two allocated spaces and an EV charge point.

BRUNSWICK

EDINBURGH

Conveniently situated in the vibrant East End of Edinburgh, next to Leith, desirable Brunswick is an ideal base from which to live and work in the capital. There is an abundance of local convenience shopping and independent purveyors, whilst the impressive Princes Street retail offering is just over a mile away. Nearby Ocean Terminal Shopping Centre and Meadowbank Retail Park offer a fantastic selection of supermarkets and retailers, as well as popular eateries. Brunswick residents are spoiled for choice when it comes to entertainment and socialising. The area is a short walk from the iconic Playhouse Theatre and family-friendly Omni Centre, with its multi-screen cinema. Brunswick is peppered with stylish cafés and brasseries, whilst lively Leith Walk offers an eclectic mix of bars and restaurants. Those stretching their legs have easy access to Arthur's Seat, Holyrood Park and Calton Hill, whilst a gym, swimming pool and fitness classes are available at Nuffield Health Fitness & Wellbeing Gym, located inside the Omni Centre. Several well-regarded schooling options, at both primary and secondary level, are available nearby. Brunswick is well-connected, with regular bus links to other parts of the city and the tram terminus situated nearby. UK-wide connections are available at Waverley Station, which is within walking distance, and for those travelling by car, the city bypass is within easy reach. Edinburgh International Airport is about 9 miles away.



"...THE IMPRESSIVE PRINCES STREET RETAIL OFFERING IS JUST OVER A MILE AWAY."

19A/13 BRUNSWICK ROAD



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► Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract.
All sizes are approximate.