



33/8, Brunswick Road, Brunswick, Edinburgh, EH7 5GU

Immaculately Presented, Two-Bedroom, First-Floor Apartment

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Property Description

Immaculately presented, two-bedroom, first-floor flat, set in a modern, factored, residential apartment block, offering stylish and spacious accommodation. Located in the popular and well-placed Brunswick area, to the east of Edinburgh city centre.

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

Highlights include fresh, neutral decor and newly fitted carpeting throughout, with a private balcony for the lounge, double glazing and excellent integrated storage provision. Further features include gas central heating coupled with an energy-saving Hive Smart Thermostat, which also enables remote control of the heating system.

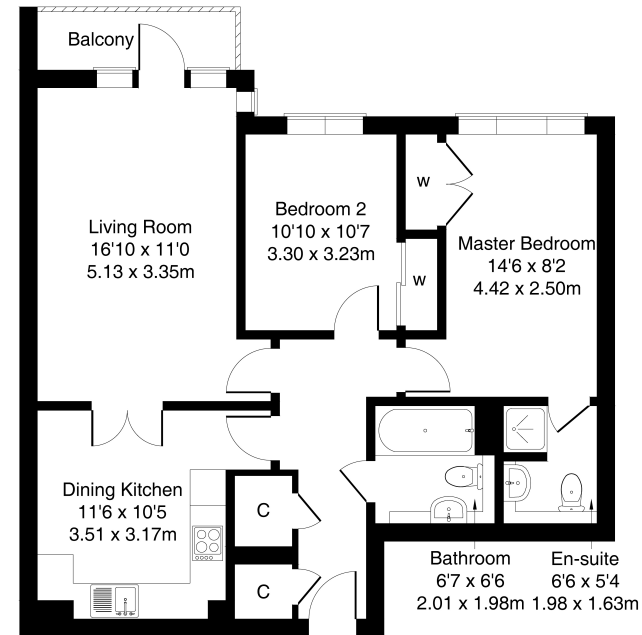
The building features a lift service, a secure entry system, a concierge service, a residents' gym and a secure underground residents' car park.

A welcoming entrance hall has two storage cupboards and an entry phone handset. A generous living room is bright and inviting, featuring carpeted flooring and access to a private balcony via patio doors—perfect for relaxing or entertaining. French doors lead through to a well-appointed dining kitchen, fitted with units, stone-effect worktops, a stainless steel sink and space for dining furniture. Appliances include an integrated induction hob, electric oven, extractor hood, and a freestanding fridge/freezer and washer/dryer.

The master bedroom boasts a built-in wardrobe, carpeted flooring, and a contemporary en-suite shower room with an electric shower. A second double bedroom, also with a built-in wardrobe and carpeted flooring, offers flexible space ideal for guests, family, or home working. Completing the accommodation, the main bathroom features a modern white three-piece suite with an over-bath mixer shower, tiled splash areas, and useful storage units.

An EWS1 form has been obtained and can be found at the back of the Home Report.

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Approximate Gross Internal Area: (786 sq ft - 73 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 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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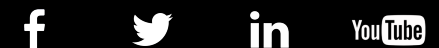
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Estate Agents and Solicitors



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