



lindsays

Flat 2, 21C Brunswick Road
Hillside, EH7 5FN

"An extremely well presented two-bedroom flat in the vibrant and sought-after Hillside"

- Entrance hall
- Bright living room
- Contemporary breakfasting kitchen
- Principal bedroom with built in wardrobes
- En-suite shower room
- Second double bedroom
- Family bathroom
- Private patio area & Allocated parking

EPC Rating B

OFFERS OVER £290,000



Description

An extremely well presented two-bedroom flat in the vibrant and sought-after Hillside district of Edinburgh, close to Leith Walk & the City Centre. The accommodation, which is neutrally decorated and presented in move-in condition comprises of a spacious and welcoming entrance hall with storage cupboard, living room which is flooded with light thanks to the patio door and two further windows affords views onto the private patio and the common grounds. The kitchen is a great space with ample workspace, a breakfast bar and a range of integrated appliances including oven, gas hob, washing machine, dishwasher and fridge freezer. The principal bedroom has a range of fitted wardrobes with mirrored sliding doors and there is a good size en-suite shower room. The second double bedroom again has fitted wardrobes with mirrored sliding doors and there is a secondary cupboard which houses the boiler. The main family bathroom has three piece suite with shower overhead and completes the internal accommodation. Externally, there is a private patio which can be directly accessed from the living room and there is an allocated parking space. There are well-maintained communal grounds and secure bike store. The development is factored by 91BC and a building insurance policy is included within the factoring.

Area

Hillside is a lovely area of the city, enviably located on the edge of the celebrated New Town. Less than 10 minutes on foot from Princes Street, the location could hardly be more central or convenient. George Street's designer shops and fashionable restaurants, Harvey Nichols, theatres, cinemas, galleries and museums all combine to create a sophisticated and desirable city centre environment. The Scottish Parliament is within a short walk, as are Holyrood Palace and the wonderful open spaces of the Queen's Park. The Omni Centre (5 minutes) boasts a Health and Fitness Club, a multi screen cinema and a number of restaurants. Also within walking distance are the financial institutions based at St. Andrews Square, Lothian Road and the West End. For those who require to travel out of the city, Waverley Rail Station can comfortably be reached in 10/15 minutes and there is a tram stop at York Place providing a direct link with Edinburgh International Airport.

Viewing

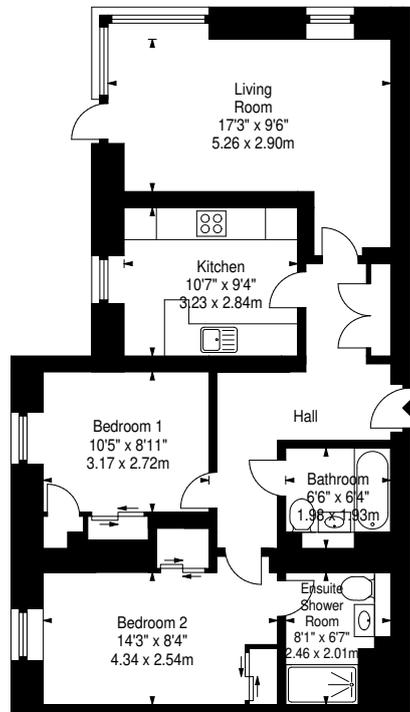
by appointment contact Lindsays on propertyadmin@lindsays.co.uk



Brunswick Road,
Edinburgh, EH7 5FN



Approx. Gross Internal Area
810 Sq Ft - 75.25 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Ground Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.