



Brunswick Road, Edinburgh

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Flat 8 23B Brunswick Road, Edinburgh, EH7 5GY

A sleek 3-bedroom top-floor city flat with lift, allocated parking, and a balcony with striking views

Waverley Station 1 mile (Glasgow Queen Street 44 mins), M8 (J1) 8.6 miles, Edinburgh Airport 8.7 miles, M9 (J1) 9.9 miles, M90 (J1A) 11.5 miles, Glasgow 51.3 miles

Entrance hall | Sitting area | Kitchen | Dining area | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | Balcony | Allocated parking space

EPC Rating Band D

The property

This stylish and spacious top-floor apartment sits within a modern development in an enviable city centre setting. It offers a range of versatile and light-filled accommodation, a balcony with uninterrupted views, well-kept communal grounds and a secure off-street parking space.

Accessed via a lift, the property opens into an airy central entrance hall with a variety of convenient built-in storage cupboards, branching off into the accommodation. The sociable 20 ft. open-plan living space with its roomy sitting area and ample space to dine and entertain, has French doors opening directly to the balcony. The kitchen comprises a wide range of contemporary wall and base cabinetry and worksurfaces, along with a variety of integrated appliances.

The principal bedroom benefits from an attractive en suite shower room with a large glazed walk-in shower. Completing the accommodation is a modern family bathroom serving the two further well-proportioned bedrooms.

Outside

The property benefits from an allocated private car parking space located to the rear of the development, which has a convenient rear access. It enjoys the use of the well-sized enclosed top-floor balcony, with its impressive far-reaching views across the cityscape, to Arthur's Seat in the distance and Carlton Hill with its monument. There are also rear communal gardens, providing attractive outdoor space, along with a useful secure shared bike store.

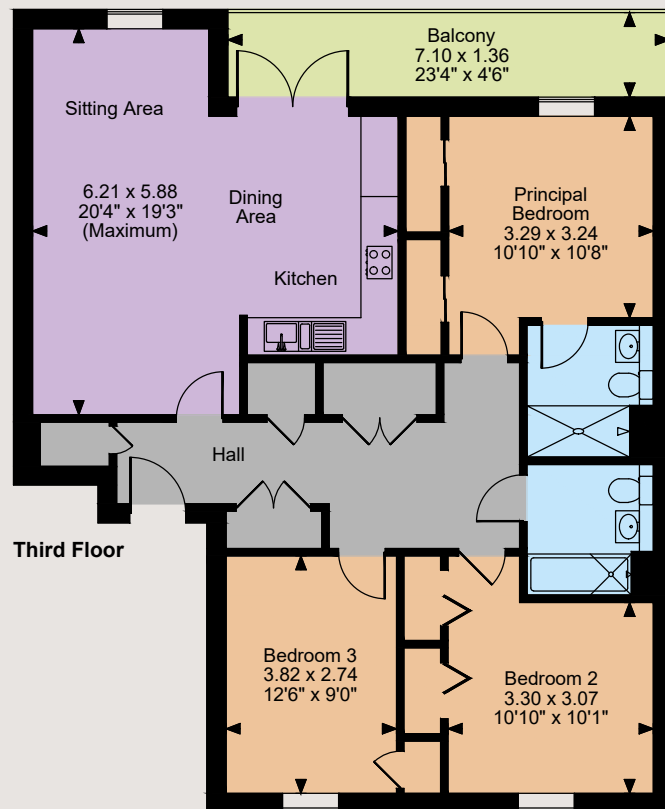
Location

Ideally located for a wide selection of local amenities at Leith Walk and Elm Row, such as restaurants, coffee shops and delicatessens. The St James Quarter, George and Princes Street are also close at hand, offering an extensive array of shopping, cultural and recreational facilities. There are excellent schooling options available and convenient transport links within easy reach, including the tram extension, M8, M9 and M90 motorways. Edinburgh Airport is accessible within 9 miles, with fast and frequent rail services from nearby Waverley Station.





Floorplans
House internal area 1,047 sq ft (97 sq m)
Balcony external area 104 sq ft (10 sq m)
For identification purposes only.



Third Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Strutt & Parker's Edinburgh office head west on George Street and take the third exit at the roundabout onto North Castle Street. Then turn right onto Queen Street and proceed on York Place to Leith Walk, taking the right turn at Leopold Place/London Road (B1350). After 0.4 miles, turn left at Hillside Crescent, right onto Wellington Street, left at Montgomery Street and right onto East Montgomery Place. In 300 feet take the right onto Brunswick Road, where the property will be found on the left.

General

Local Authority: City of Edinburgh

Services: Mains electricity, gas, water and drainage. Gas central heating.

Council Tax: Band F

Fixtures and Fittings: White goods, light fittings and carpets included. A furniture list can be provided subject to separate negotiation. **Tenure:** Freehold

Service Charge: Circa £1500 per annum, invoiced monthly. To cover maintenance of communal areas including lifts, stairways, halls, gardens, parking, security, refuse collection, electricity and repairs.

Offers Over: £425,000

Edinburgh

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