

Flat 7,5 Brunswick Road

LEITH, EDINBURGH, EH7 5NG



*Spacious Two Bedroom Flat In Edinburgh's
Popular Leith Area*



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McEwan Fraser Legal is delighted to present this two-bedroom second-floor flat, presented to the market in excellent condition.

THE LOUNGE/KITCHEN



Inside, the property comprises of:

- The lounge offers various possibilities for furniture arrangements.
- Fully equipped kitchen situated in the open-plan lounge. The kitchen is fitted with ample space for prep and cooking with an electric hob, and fan oven.





- The property benefits from two generous double bedrooms both of which benefit from large windows flooding the rooms with natural light.
- The flat has a main shower room which is equipped with a shower over the bath and a sink, with the WC in another room making the most of the space on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2

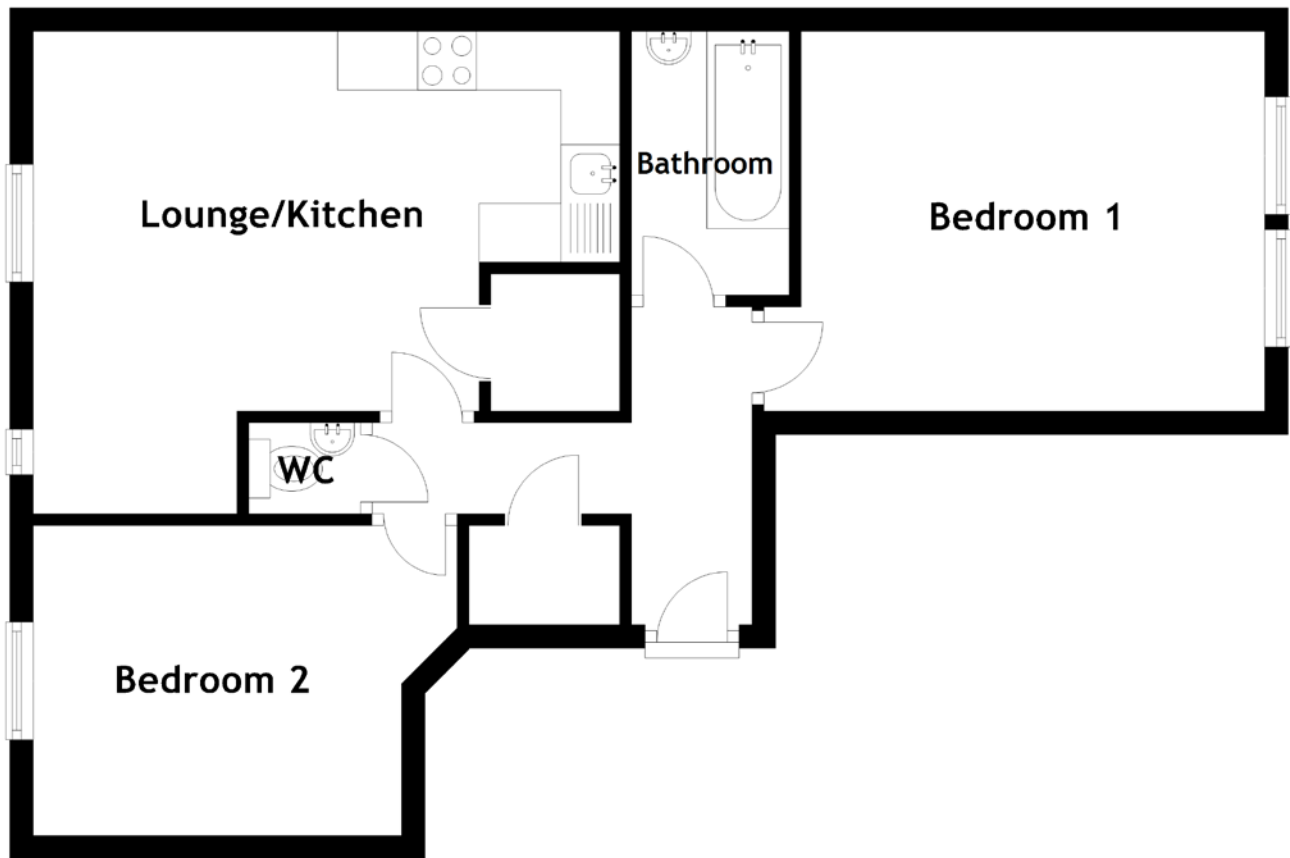


In addition, the property includes gas central heating, double-glazed windows and benefits from resident's permit parking. This property will make an excellent first-time buy, upside or indeed buy-to-let investment property.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



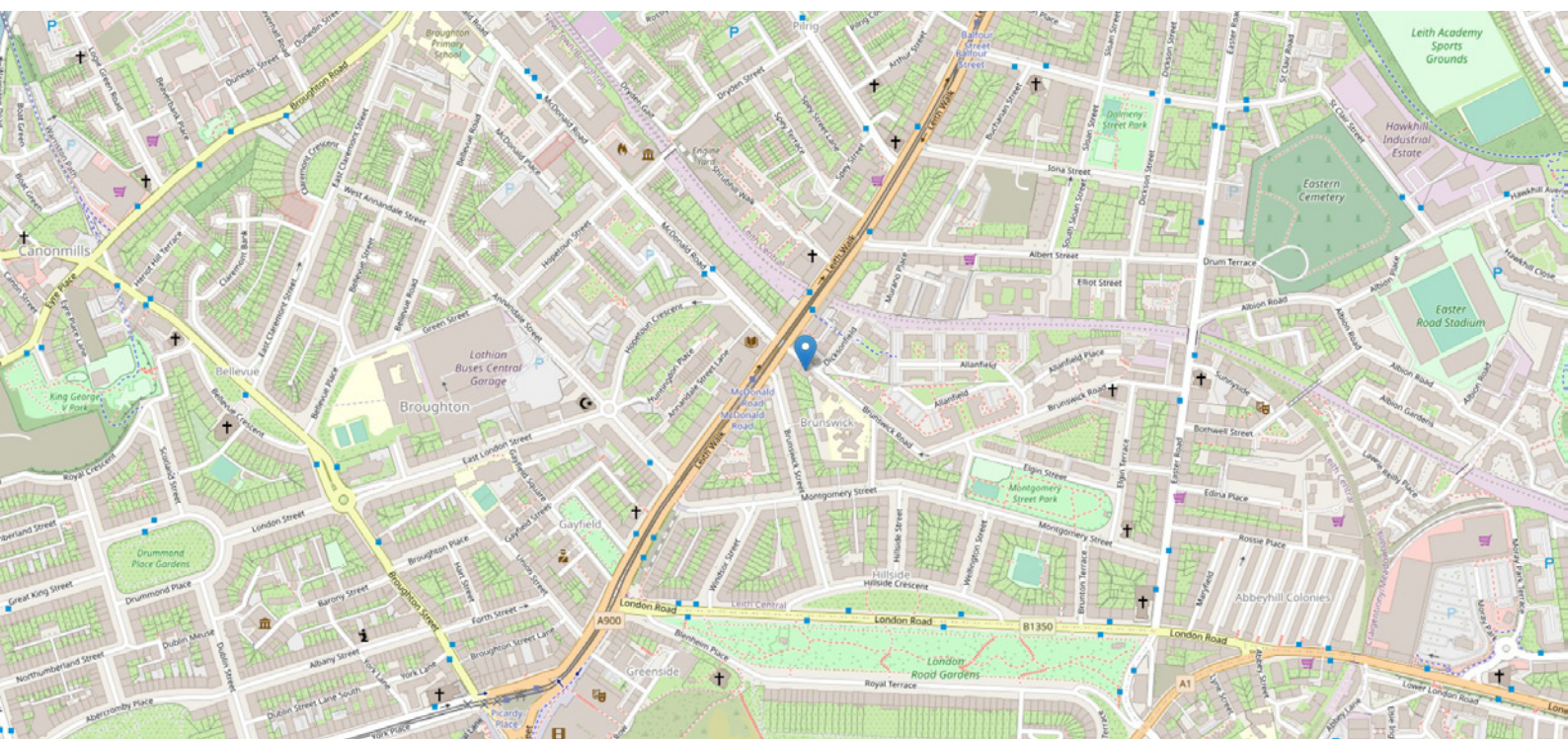
Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 4.99m (16'4") x 4.10m (13'6")
WC 0.95m (3'1") x 0.85m (2'9")
Bedroom 1 4.26m (14') x 3.23m (10'7")

Bedroom 2
Bathroom

3.60m (11'10") x 2.64m (8'8")
2.24m (7'4") x 1.34m (4'5")

Gross internal floor area (m²): 50m²
EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.

The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.



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