



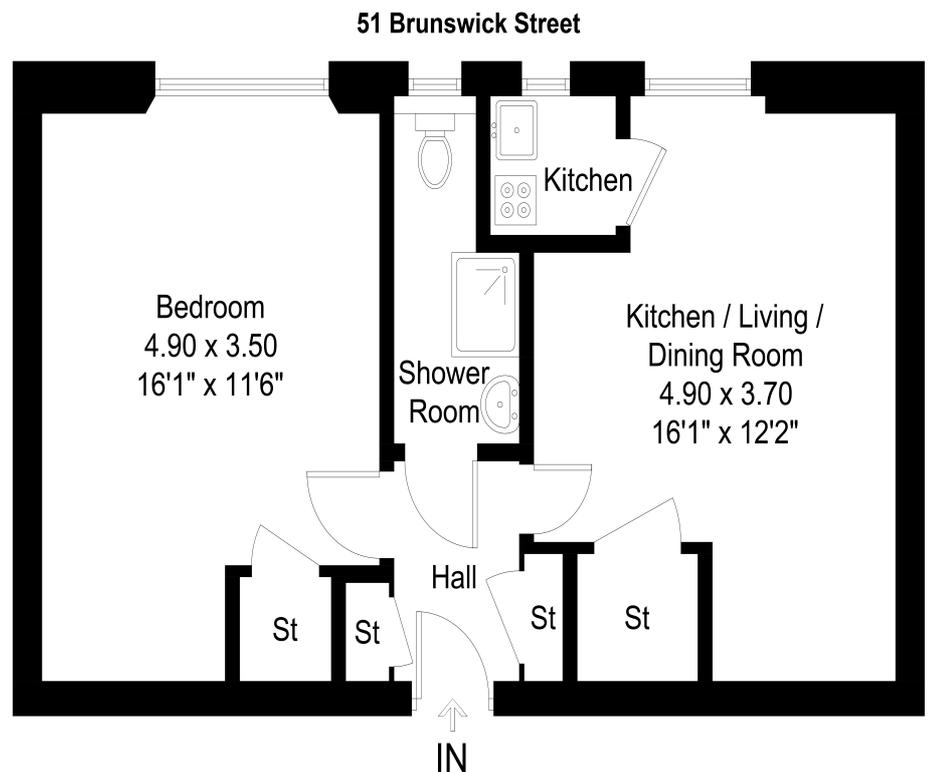
## 51 (1f2) Brunswick Street Edinburgh, EH7 5HT

**Offers Over £175,000**

**Viewings: Please call 07771 757 911**

**A First Floor Flat Within An Attractive Traditional Terrace In The Well Regarded Hillside Neighbourhood, Offering Super Convenience For Abundant Shopping, Services & Transport Links**

- Living Room- Kitchen– Dining
- Double Bedroom
- Shower Room
- Utility
- Entrance Hall
- Abundant Storage
- Shared, Enclosed Garden
- On-Street Permit Parking



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point. Not to scale.

## The Accommodation

This first floor flat forms part of a clean and secure traditional tenement stair in the well regarded Hillside district of Edinburgh. The property includes attractive original features such as ornate cornicing and wood panel doors. However, there is now a need for extensive modernisation including new heating, sanitary ware and probably replacement windows. The flat offers flexibility of layout and super potential to create a lovely home that would appeal to several market sectors. Early viewing is highly recommended.

**Lounge-Dining Room-Kitchenette:** Similar properties have created a much larger, open-plan kitchen using the recessed area at the rear of the room.

The existing kitchenette is within a modest, integral enclosure off the lounge and contains a gas cooker and wash basin. It has a window and might form a study space (as neighbouring properties with the same layout have done).

There is an obsolete gas fire and a walk-in utility/storage cupboard off the living space. The outlook is to the front of the building.

**Double Bedroom:** The bedroom similarly has a spacious recess area and a walk-in storage cupboard.

The windowed **shower room** incorporates dated sanitary ware and a partitioned electric shower.

The **entrance hall** includes two storage presses and the main door entry phone.

**Exterior:** There is an enclosed, shared garden to the rear of the building and zoned on-street parking with resident's areas to the front.

Energy Rating: F Council Tax Band: B

### Location

The Hillside area lies just to the east of Edinburgh city centre and offers the attractions of being both centrally situated yet quietly residential in nature. The locale is within walking distance of Princes Street and offers access to a wealth of surrounding facilities. The wine bars, restaurants and speciality shopping of Broughton Street, the Omni Centre with its cinema, health club and other leisure options, and all the bustle of Leith Walk are within easy walking distance. The new St James Quarter is easily accessed and there is a Sainsbury's supermarket and other well known retailers at the nearby Meadowbank Shopping Centre. This location is also ideal for accessing the open green spaces of Calton Hill and Holyrood park and there are plentiful bus services to the city centre and beyond.

### Interested?

Call 0131 661 0015 or 07771 757911 for more details now.

Prospective buyers should note interest via their solicitors as soon as possible after viewing, so that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and are not bound to accept the highest or any offer. Whilst these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. All measurements are approximate and floor plans show general layout only. None of the services or appliances within the property have been tested by the selling agent, so no warranty can be given as to their compliance with any regulations.

