

# inksters

solicitors



## **SECOND FLOOR FLAT**

23/5 Brunswick Street, Hillside, Edinburgh, EH7 5JB

**Offers Over £135,000**



Very attractively presented two bedroom second floor flat within a traditional Victorian tenement building. The property has been upgraded by its present owners to now enjoy fresh decoration, bright modern fitted kitchen (Autumn 2006) and refurbished sash and case windows. The accommodation comprises of a security entrance, communal stair, entrance hall, twin windowed lounge with ornate cornice, modern fitted kitchen, two double bedrooms and bathroom with shower. There is a communal garden to the rear. Extras included in the purchase price are: blinds, curtains, electric hob, oven, cooker hood and gas central heating. An early viewing is highly recommended.

The highly popular location of Brunswick Street is situated approximately half a mile from Edinburgh's City Centre. Accessed from either London Road or Montgomery Street and within walking distance of the Omni Centre which offers a wide range of bars, bistros and multi-screen cinema complex. Local shopping amenities can be found in nearby Leith Walk whilst the East End of the City Centre is the home for a number of High Street named stores including Harvey Nichols. Waverley Mainline Railway Station is also approximately half a mile distant as is St. Andrews Square Bus Station. The Scottish Parliament, Holyrood Palace and Dynamic Earth are all within approximately one mile.

**ACCOMMODATION**  
**SECURITY ENTRANCE**  
**COMMUNAL STAIR**  
**HALL**  
**LOUNGE**  
**KITCHEN**  
**BEDROOM 1**  
**BEDROOM 2**  
**BATHROOM**

17'0" x 11'0"  
8'1" x 6'7"  
11'3" x 10'9"  
12'5" x 7'8"  
8'4" x 3'10"

#### **CENTRAL HEATING**

The property has gas central heating.

#### **GLAZING**

The property has single glazed windows.

#### **PARKING**

Residents permit parking or meter parking.

#### **TRAVEL DIRECTIONS**

Accessed from either Montgomery Street or London Road.

**VIEWING:** Thursday 5-6pm and Sunday 2-4pm or through Inksters on 0845 241 1222. Calls taken 9am to 9pm on weekdays and 10am to 4pm at weekends.

**ENTRY DATE:** Negotiable

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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