



MONARCH
REAL ESTATE

21a/6 Brunswick Road, Edinburgh EH7 5FN



OFFERS OVER £325,000



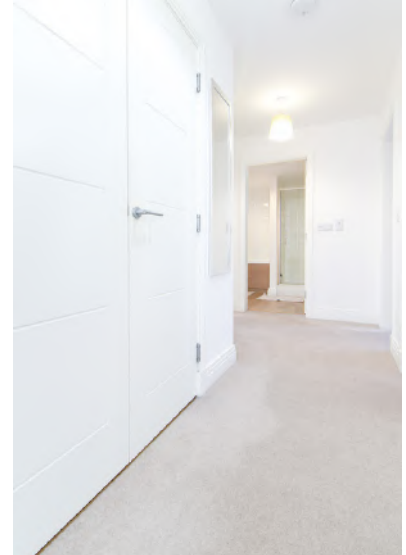
Forming part of an exclusive contemporary development, in an ideal central city location, this stylish two bedroom second floor apartment (with a private balcony) is situated in highly-desirable Brunswick. This prime address lies within strolling distance of the city centre or down to Leith's eclectic 'Shore' district. Finished to the impeccable standard of a CALA development, the property boasts flawless décor and premium finishes. The apartment opens into an airy hallway; incorporating extensive built-in storage. Situated to the front of the property and offering plenty of room for comfortable lounge furniture is a south-west facing living room. Enjoying neutral décor, the space is lit by floor-to-ceiling windows (including a patio door), flooding the room with natural light throughout the day and access onto a private balcony, providing enough space for a bistro table and chairs - perfect for summer evening drinks! Next door, a modern kitchen/diner offers space for a seated dining area and is fitted with white cabinets enhanced by wood-styled accent panels and worktops (illuminated by downlighting), plus a selection of integrated appliances. The appealing apartment accommodates two double bedrooms; both tastefully-presented and featuring built-in wardrobes. Finally, an immaculate four-piece bathroom; a generous space, complete with a bathtub, separate shower enclosure, chrome towel radiator, vanity cabinets; incorporating basin and back-to-wall WC. Gas central and double glazing are fitted throughout. Externally, there is extensive resident parking; an allocated space with private permit.



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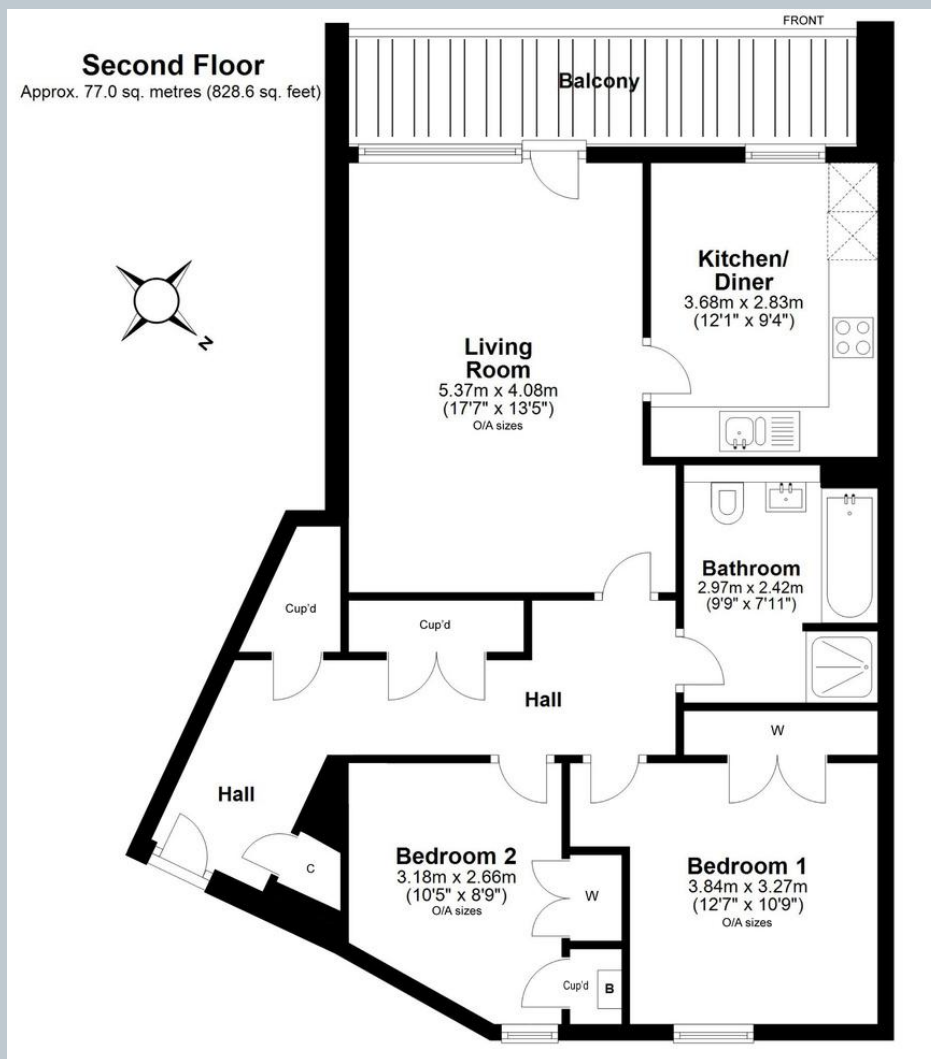
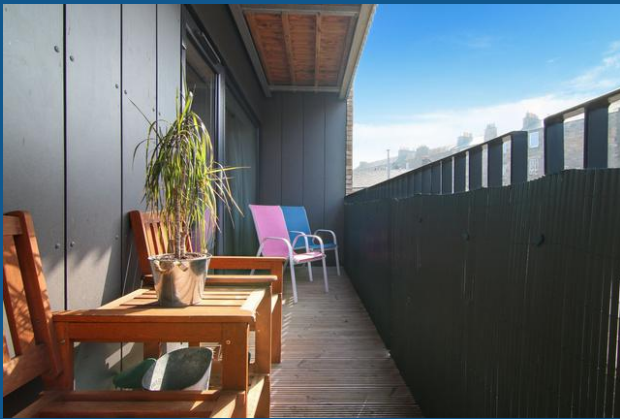


BRUNSWICK

Brunswick is a very popular area, and borders onto highly sought after Hillside. It is an ideal central location, only 1 mile from the city centre and close to all of Edinburgh's attractions, including Edinburgh International Festival and the infamous Hogmanay celebrations. Edinburgh's historic Old and New Towns are easily accessed, as are the Queen's Park and Arthur's Seat, offering fabulous walks. The Ocean Terminal retail and leisure complex and the resurgent Shore district are also within easy reach. Being linked to Leith Walk and Easter Road, both offer a fabulous choice of local shops and amenities, with an eclectic mix of bars, cafes and restaurants. The Playhouse Theatre and the Omni Centre (with Vue Cinema and Nuffield Health Gym) are within walking distance.

Leith Walk provides an excellent choice of bus services taking you all around the city and beyond, Waverly Train Station, St. Andrews Bus Station and the new Tram service are approximately a 10-15 minute walk, with the Trams offering easy access to the Gyle Business Park and Edinburgh International Airport.

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