



MONARCH

REAL ESTATE

11(1F1) Brunswick Road, Edinburgh EH7 5NQ



Located in popular Hillside, close to vibrant Leith Walk and Montgomery Street Park, this one bedroom first floor flat lies only 20 minutes' walk from Princes Street and Waverley train station; representing an ideal purchase for city professionals or rental investors. The property forms part of a small terrace of two storey stone built cottages, with four flats to each cottage. Approached via a communal stairwell with secure entry system, the front door swings open to reveal a well presented reception hall, which boasts stripped wooden flooring and useful built-in storage. Located to the front, the generous living room, is an elegant space, where furniture can be arranged around a modern feature fireplace, inset with living flame gas fire. Across the hall to the rear, is a charming kitchen, designed to make best use of the wall space and built-in with gas hob and electric oven, enjoying a tranquil aspect overlooking the rear garden. Next door, and enjoying the tranquil aspect, is a sunny south-facing bedroom, with fitted open storage. Finally, attractively finished with rustic tiling, is a three-piece bathroom is replete with a towel radiator and a shower-over-bath. The property is heated via a gas central heating system and has double glazing. Externally, the flat benefits from shared access to a sunny, well maintained communal garden.

OFFERS OVER £160,000



Please Call us on 07555 0468251

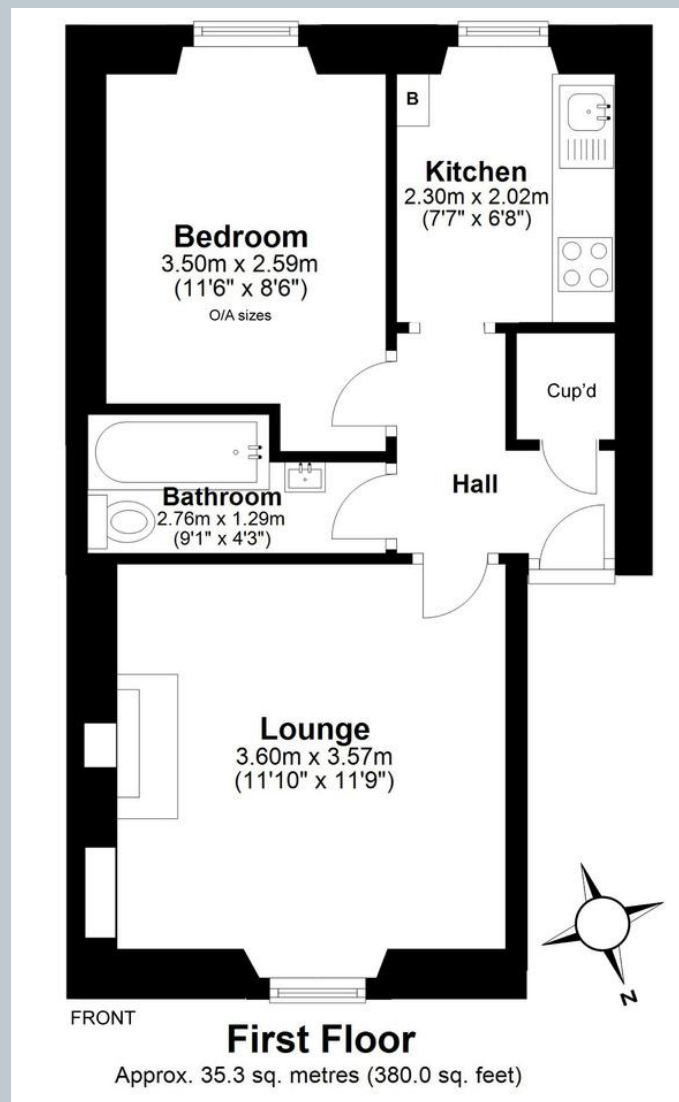
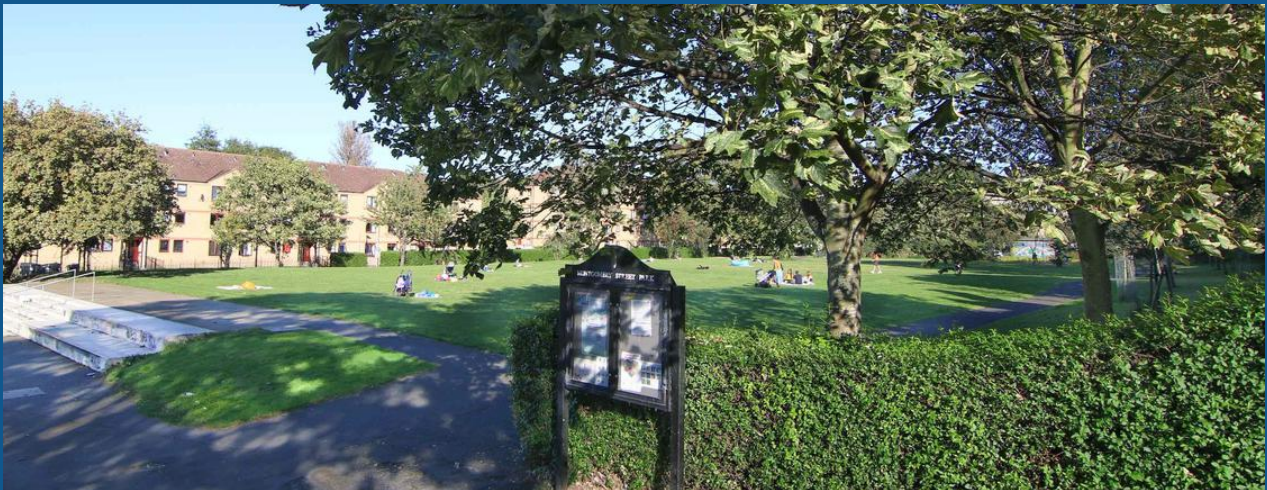


HILLSIDE

Hillside is an extremely sought after location, due to it's elegant Georgian architecture, treelined streets and it's proximity to the city centre(a mere 10 minute walk). At the heart of Hillside is Montgomery Park, a thriving community hub. Easter Road offer excellent local amenities. More extensive shopping can be found at nearby Meadowbank Stadium. Being so close to the city centre you have a wide choice leisure and entertainment opportunities, including easy access to the famous International and Fringe Festivals, closer to home you have the Playhouse Theatre, Omni Centre and Carlton Hill. More fabulous walks can be found at Holyrood Park, just a 10 minute walk. A wide choice of transport is available, from numerous regular bus services, the trams and Edinburgh Waverley Station(both a 10 minute walk), the trams offer a fast and efficient link to Edinburgh International Airport.



Email us: info@monarch-realestate.co.uk



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