

2a Brunswick Street
Edinburgh
EH7 5JD

cameron stephen
solicitors & estate agents



Fabulous garden level flat in a traditional Georgian building offering spacious family accommodation (1,568sq.ft) and direct access to a south west facing garden

2a Brunswick Street,
Hillside





description

2a Brunswick Street is a superb, garden flat in the popular area of Hillside, just on the edge of the New Town. The property benefits from it's own entrance courtyard with cellar to the front and there is also access to a garden located to the rear. The spacious accommodation (1,568sq.ft) briefly comprises entrance vestibule and reception hall, sitting room with twin windows over looking the rear garden and feature fireplace, a modern kitchen / dining room with door to the rear garden, a useful utility room, master bedroom with en suite shower room, 3 further double bedrooms and a family bathroom. The property benefits from gas central heating, double glazing and the rear garden is south west facing so enjoys the sun in the afternoon. Overall the property is offered for sale in first class order throughout and provides exceptional family sized accommodation which must be viewed to be fully appreciated.

accommodation

- Entrance vestibule
- Reception hall
- Sitting room with feature fireplace
- Dining kitchen with door to the garden
- Utility room
- Master bedroom with en suite shower room
- 3 Further double bedrooms
- Family bathroom

additional information

- Home Report Value: £625,000
- EPC Rating: C
- Items to be included in the price:



the locality

The popular area of Hillside is located on the edge of the New Town to the east of Edinburgh's City Centre making it extremely accessible on foot and by bus. Hillside is ideally located to benefit from the wide variety of local amenities located on Leith Walk and Elm Row which is home to the renowned Valvona & Crolla delicatessen, Vittoria's restaurant and Joseph Pearce's bar. The Playhouse Theatre and Omni Centre are a short walk away. Waverley Train Station, York Place Tram Terminus and St Andrews Square Bus Station are also within easy walking distance. For larger shopping requirements there is a Sainsbury's supermarket at Meadowbank.



features

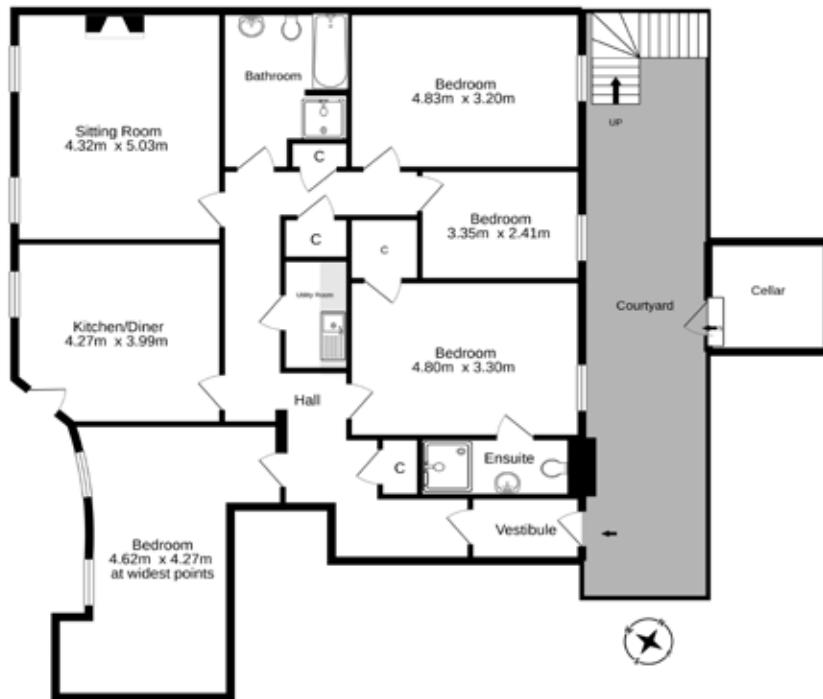
- Private entrance courtyard
- Direct access to rear garden
- Spacious accommodation

asking price & viewing arrangements

For information, the asking price and viewing arrangements, please refer to our website www.cameronstephen.co.uk or call us on 0131 555 1234



Garden Level
145.0 sq.m. approx.



TOTAL FLOOR AREA: 145.0 sq.m. approx.
Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The materials, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency in any form.
 Made with Metreplan 11/2011



cameron stephen & co
 14 Constitution Street,
 Edinburgh EH6 7BT
 0131 555 1234 Fax: 0131 555 2299
 property@cameronstephen.co.uk
 www.cameronstephen.co.uk