





Beautifully presented main-door ground-floor flat forming part of an exclusive modern development. The property is centrally located close to a fantastic range of local amenities and excellent transport links.

This flat is bright and inviting with a well-designed layout and is in move in condition. The spacious kitchen/living/dining room features French doors and a Juliette balcony offering views of the quiet and well maintained communal grounds. The modern kitchen is equipped with a breakfast bar and integrated appliances. The double bedroom includes a generous built-in wardrobe, while the bathroom is fitted with a pristine 3pc suite, with a shower-over-bath.

8 Brunswick Street further benefits from a secure, underground allocated parking space, a lift service to the roof terraces which have seating and excellent views, and access to beautifully kept communal garden grounds.

Nestled just east of Edinburgh's vibrant city centre, the sought-after Hillside area offers a prime central location with access to excellent amenities and transport links. From the bustling Leith Walk and Elm Row to the eclectic array of shops, cafes and eateries, every corner promises discovery. Indulge in the culinary delights of Valvona & Crolla delicatessen, savour the flavours of international cuisines at diverse eateries, and unwind with artisanal cocktails and Joseph Pearce's bar.

In close proximity there is also the Playhouse Theatre, the St. James Quarter, the Omni Centre, Meadowbank Shopping Park and Ocean Terminal for all entertainment and retail needs. Arthur's Seat and Holyrood Park are situated nearby and provide access to open green spaces.

Easy access to Waverley Train Station, York Place Tram Terminus and St Andrews Square Bus Station, ensure seamless connectivity to the city and beyond.

## FEATURES

- Main-door ground-floor flat situated in Hillside a highly desirable location close to the City Centre
- Prime central location with excellent nearby amenities
- Modern breakfasting kitchen
- Bright, open-plan kitchen/living/dining room
- Double bedroom with built-in wardrobe
- Attractive 3pc bathroom, with shower-over-bath
- Excellent storage throughout
- Gas central heating & double glazing
- Lift service, for access to shared roof terraces with seating & excellent views
- Well-maintained communal grounds
- Secure, underground allocated parking space

**Extras:** Fitted blinds, curtains and floor coverings are all included in the sale. As well as the integrated oven and microwave oven, the washer/dryer, fridge/freezer and gas hob. All furniture is available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included, as these items are to be left in a sold as seen condition.



“BEAUTIFULLY PRESENTED  
MAIN-DOOR GROUND-FLOOR FLAT  
SITUATED IN HILLSIDE”



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: By appointment with Gilson Gray 0131 516 5366

Approx. Gross Internal Area  
621 Sq Ft - 57.69 Sq M  
For identification only. Not to scale.  
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Ground Floor



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### EDINBURGH

29 Rutland Square  
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0131 516 5366



### GLASGOW

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G2 2HQ  
0141 530 2021



### EAST LOTHIAN

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EH39 4AG  
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### DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



### BORDERS

01890 880 008



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