campbell smith



23, PF2 Brunswick Street,
Edinburgh,
EH7 5JB

- Bright, attractively presented and well proportioned Georgian Ground Floor Flat with private garden
- 'Walk-in' accommodation of considerable character & style
- Excellent local amenities
- Reception Hall
- Corner sitting room overlooking private garden
- Fully fitted quality kitchen/dining room with integrated appliances
- Spacious double bedroom
- Luxury shower room with 'rain-fall' shower
- Good storage
- Gas central heating with combination boiler
- Double glazing
- Private front garden
- Shared rear garden
- Resident's permit parking
- Secure entry system

Fixed Price: £310,000

espc / rightmove / Zoopla / s1homes.com / / /

camsmith.co.uk


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BOSCH















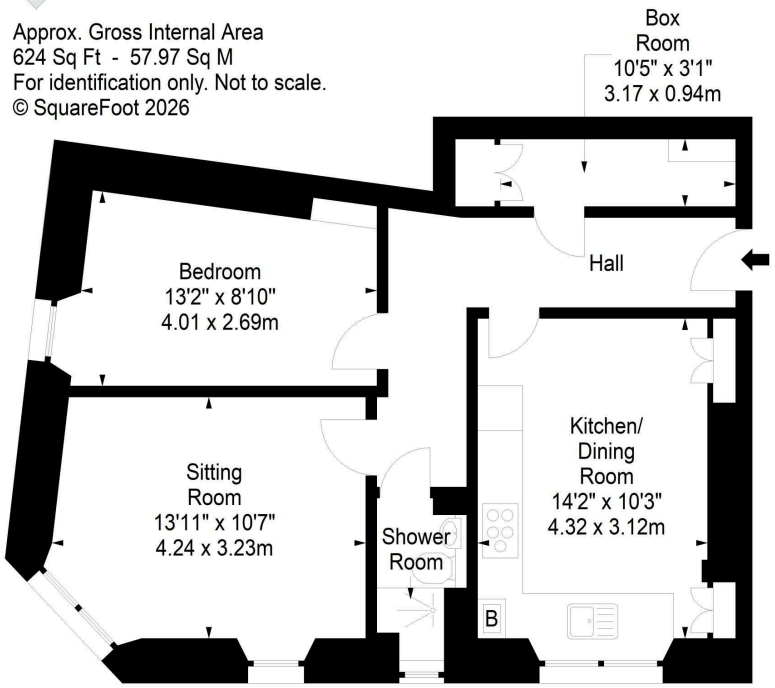




Brunswick Street,
Edinburgh,
Midlothian, EH7 5JB

SquareFoot

Approx. Gross Internal Area
624 Sq Ft - 57.97 Sq M
For identification only. Not to scale.
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Ground Floor

Extras
All fitted carpets & fitted floor coverings, curtains, blinds, gas hob, electric double oven, microwave combination oven, cooker hood, dishwasher, washing machine & fridae/freezer

Buses
On London Road – 1, 4, 5, 19, 34 & 45. From Leith Walk – 7, 11, 14, 16, 25 & 49. Leith Walk is also located on the tram line between Newhaven and Edinburgh Airport

Shops
Tesco at Canonmills and on Duke Street, Lidl on Easter Road, Sainsbury's at Meadowbank Retail Park, Waitrose at Comely Bank and Morrison's at Piershill

Schools
Leith Walk Primary School, St. Mary's RC Primary School, Drummond Community High School and St. Thomas of Aquin's RC High School

Parking
Residents permit parking is available on Brunswick Street and in the adjacent streets

Council Tax Band – B

EPC – C

Factor
None

Viewing
Telephone Campbell Smith on
0131 555 2999

DISCLAIMER
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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