



RALPH SAYER
SOLICITORS & ESTATE AGENTS

20/5 Brunswick Street

Brunswick, Edinburgh, EH7 5JD

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Offering a desirable city home in Brunswick, this one-bedroom duplex flat is arranged over the third and fourth floors of a sought-after development and is presented with attractive, modern interiors and a neutral palette of décor throughout. The flat is sure to appeal to a wide range of buyers and is located enviable close to a wealth of amenities, such as shops, including the city centre's world-class offerings, transport links, fitness and leisure facilities, restaurants and bars, and lovely green space.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Property Summary

- Duplex flat in desirable Brunswick
- Well-presented, modern interiors and neutral décor
- Secure shared entrance and lift service
- Hallway with useful WC
- Open-plan kitchen, living, and dining room
- Light-filled landing with study space/reading nook
- Spacious double bedroom with built-in wardrobe
- Stylish bathroom with shower-over-bath
- Communal roof terrace with Calton Hill views
- Allocated parking space in a secure garage
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - E







Open-plan kitchen, living,
and dining room and a
light-filled landing with
home office space/
reading nook







Stylish bathroom with shower-over-bath and a communal roof terrace with Calton Hill views





Let us help you find your next
dream property!



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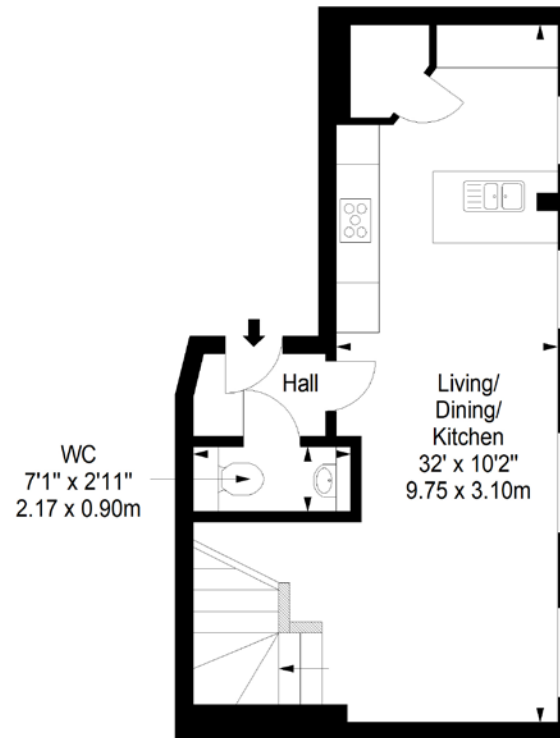
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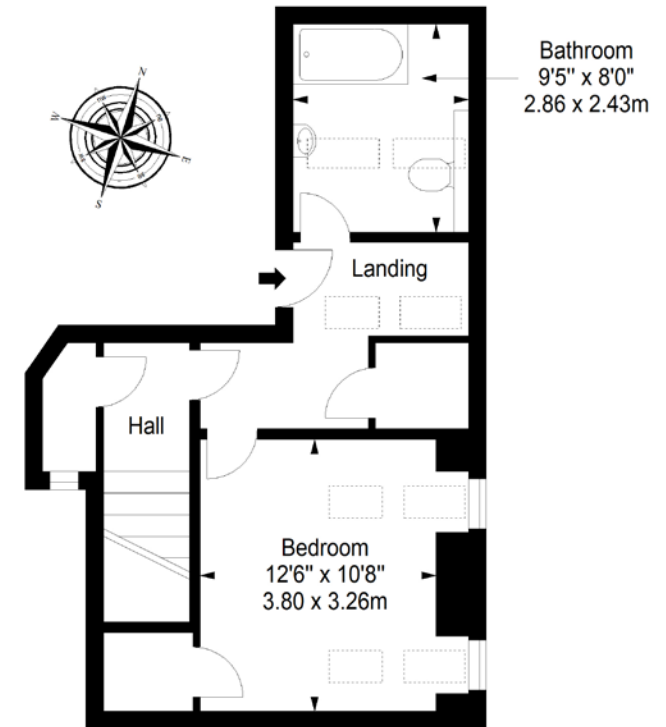
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Third Floor
Approx. 39.7 sq. metres (427.3 sq. feet)



Fourth Floor
Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 78.2 sq. metres (841.7 sq. feet)