



25/ 32 Brunswick Road

Edinburgh, EH7 5GY

Offers Over £220,000

Attractive 3-Bedroom Corner Apartment with Panoramic Views, Secure Parking, Concierge Service, & Lift Access in Desirable Central Edinburgh Development

Key Features

- Living – Dining Room
- Kitchen
- Master Bedroom/ En-suite
- Bedrooms 2 & 3
- Stylish Shower Room
- Hallway & Integral Storage
- Two Private Balconies
- Neutral Decor
- GCH & DG
- Lift
- Concierge Service
- Secure Parking



www.aikmanbell.co.uk

[0131 661 0015](tel:01316610015) OR [07771 757 911](tel:07771757911)

admin@aikmanbell.co.uk





LOCATION

Linking vibrant Leith Walk and Easter Road, Brunswick Road enjoys a highly convenient setting to the north-west of Edinburgh city centre. Along with nearby green spaces such as Montgomery Park, Lochend Park and Holyrood Park residents enjoy a perfect blend of urban energy and outdoor escape. Meadowbank Sports Centre offers outstanding leisure facilities, complemented by the nearby Omni Centre with its gym, cinema, and array of eateries. Everyday shopping is simple with Lidl and Sainsbury's close by, and an array of independent cafés, delis, and specialist shops along Leith Walk. The St James Quarter is within walking distance, while excellent bus links and the tram connection ensure effortless travel across the city and to the airport. The Shore's Michelin-starred dining and harbour charm are only minutes away, while respected local and private schools underline Brunswick's family appeal. With its cosmopolitan atmosphere and thriving community, Brunswick Road provides ideal contemporary Edinburgh living.

Experience modern city living at its finest in this rarely available three-bedroom, third-floor corner apartment within a prestigious factored development in central Edinburgh. Its prime location offers easy access to the vibrant energy of Leith Walk, the designer shopping and dining of the new St James Quarter, and the peaceful green spaces of Holyrood Park, Lochend Park, and Calton Hill—all just a short walk away. Residents benefit from the convenience of lift access, secure underground parking, a resident's gym, concierge service, and beautifully landscaped grounds.

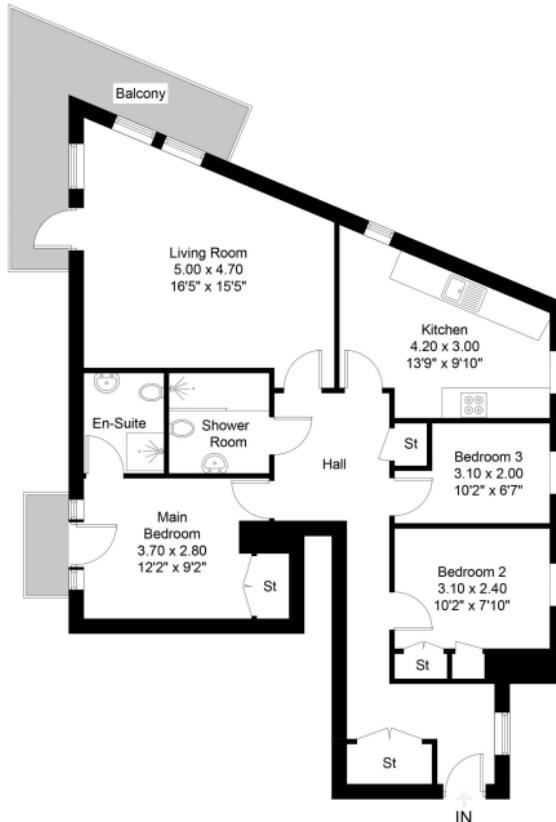
Recently redecorated and tastefully presented, the apartment features light, neutral interiors complemented by engineered wood flooring, double glazing, and efficient gas central heating powered by a Worcester combi boiler.

The bright, spacious living and dining area opens onto a generous south-facing balcony with sweeping panoramic views across Arthur's Seat, Calton Hill, and the city skyline. The contemporary kitchen offers plentiful storage, integrated appliances including a gas hob, electric oven and dishwasher, and room for a breakfast table.

The master bedroom includes a private balcony, fitted three-door wardrobe, and a stylish ensuite shower room with rainfall shower and heated towel ladder. A second double bedroom also features built-in wardrobes, while the third room works perfectly as a small double, child's bedroom, or home office.

The family shower room showcases twin wash basins, abundant storage, and a luxurious, extra-large shower enclosure with rainfall tower, handset, and body jets. The entrance hallway offers excellent integrated storage, a rear-facing window, and a modern video entry system.





Floor plan for identification purposes only.
Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans

“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set.

Aikman Bell's Services

Property Sales & Purchases

Conveyancing

Executries

Powers Of Attorney

Wills

Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

The seller is not bound to accept any offer, including those at or above the Fixed Price, where applicable. All content within this document is the copyright of Aikman Bell, Solicitors & Estate Agents, and may not be used or reproduced without written consent.