

TRUSCOTT

P R O P E R T Y

78/7 Brunswick Street

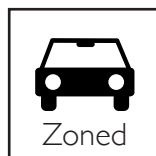
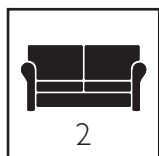
Leith | Edinburgh | EH7 5HU



78/7 Brunswick Street

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Fixed Price £285,000



75.7 m²
815 ft²
Approx GIA

78/7 Brunswick Street is a well presented and spacious 3 bedroom top floor flat forming part of a traditional tenement building in the very popular area of Leith. The bright flat is entered via a communal stair and comprises – hall with shower room off; sitting room with fireplace housing a gas fire; kitchen/dining room fitted with floor and wall mounted units complimented by wooden worktops; double bedroom 1; bedroom 2 and bedroom 3.

There is a shared garden to the rear.

Parking

There is zoned Residents' parking on Brunswick Street and surrounding streets.

Fixtures & Fittings

All kitchen appliances (gas hob, oven, cooker hood, fridge/freezer, dishwasher and washing machine) are included in the sale price. The wardrobes and matching unit in double bedroom 1 are included in the sale price. No guarantees can be given in respect to foregoing appliances/equipment.

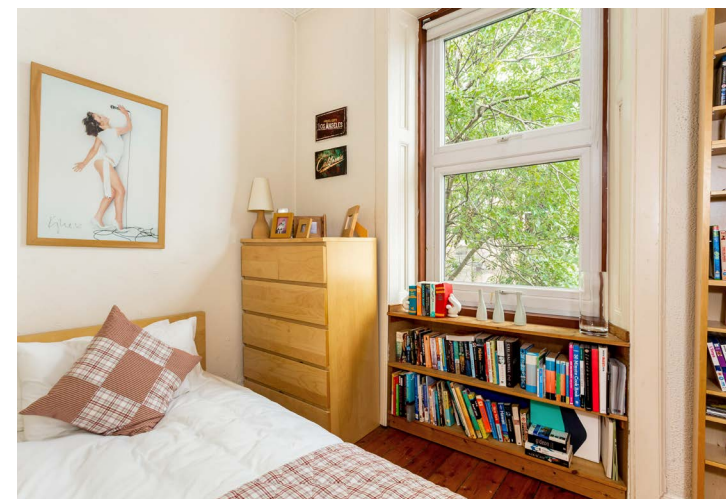
Services

The property benefits from gas central heating and double glazing.

Viewing

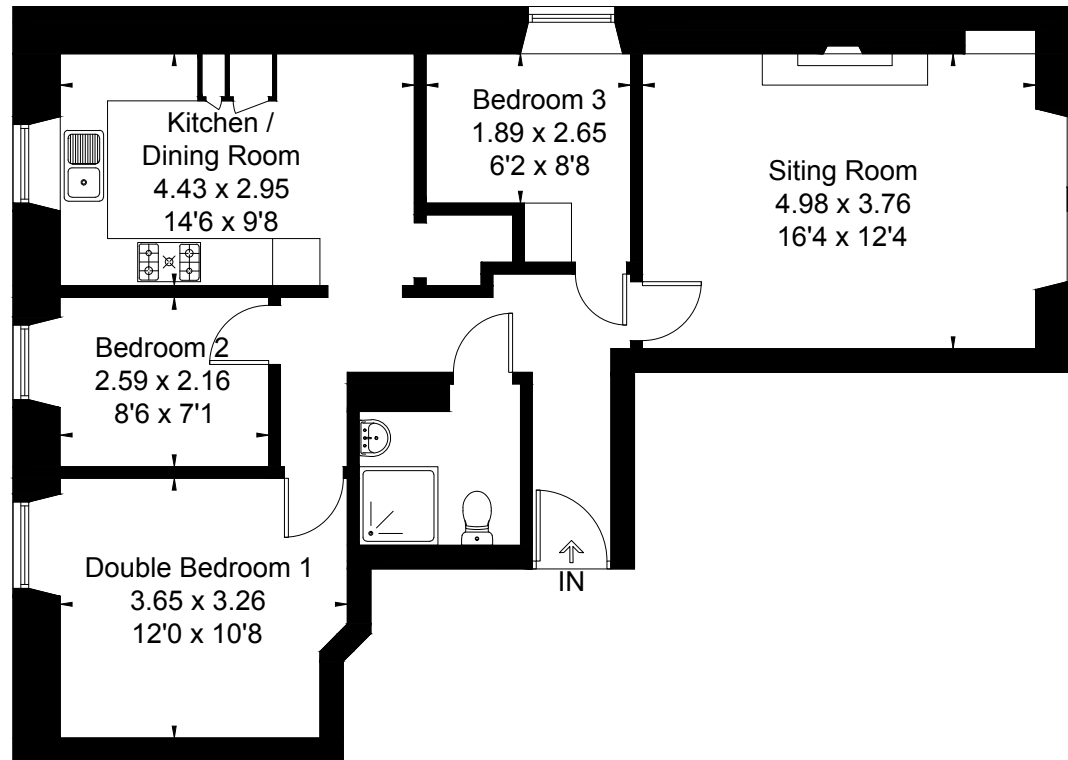
By appointment contact Truscott Property.

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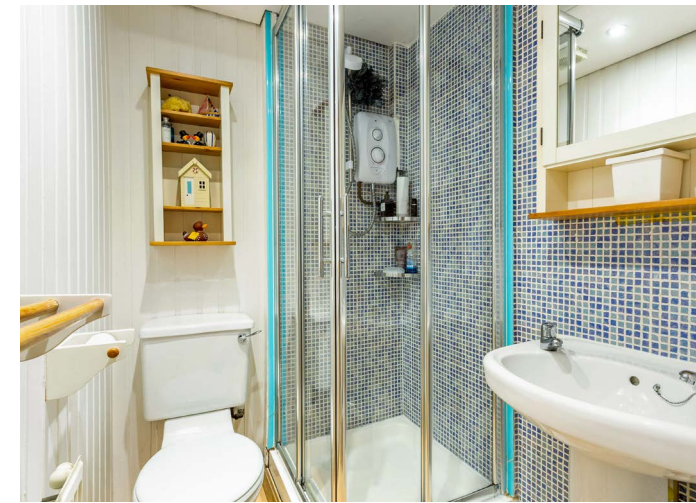
78/7 Brunswick Street, Edinburgh, EH7 5HU

Approximate Area = 75.7 sq m / 815 sq ft
Including Limited Use Area (0.9 sq m / 9 sq ft)
For identification only. Not to scale.
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Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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TRUSCOTT
PROPERTY

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