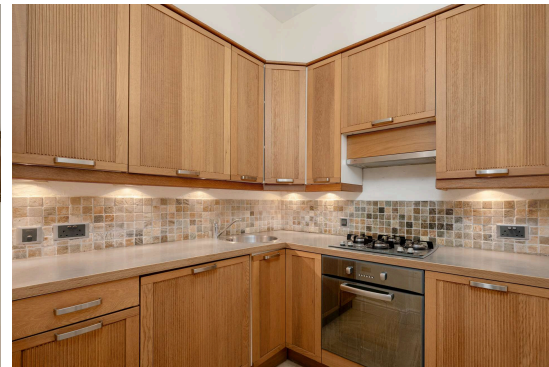
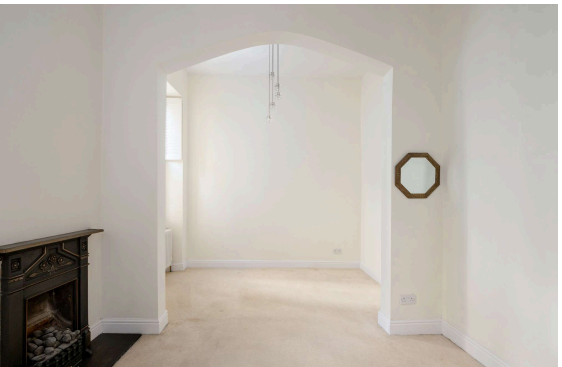


**4, Flat GF3 Brunswick
Road
Edinburgh EH7 5NG
Offers Over £160,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Large double bedroom
- Shower room
- W.C
- Double glazing and gas central heating
- Communal garden
- On-street permit parking

Council Tax Band: B
Tenure: Freehold
Annual Charge :£96



Ground Floor Flat

This superb ground-floor flat, located at the top of Leith Walk, is certain to attract a wide range of buyers. With excellent transport links to the city centre and a fantastic selection of local amenities on the doorstep, early viewing is highly recommended.

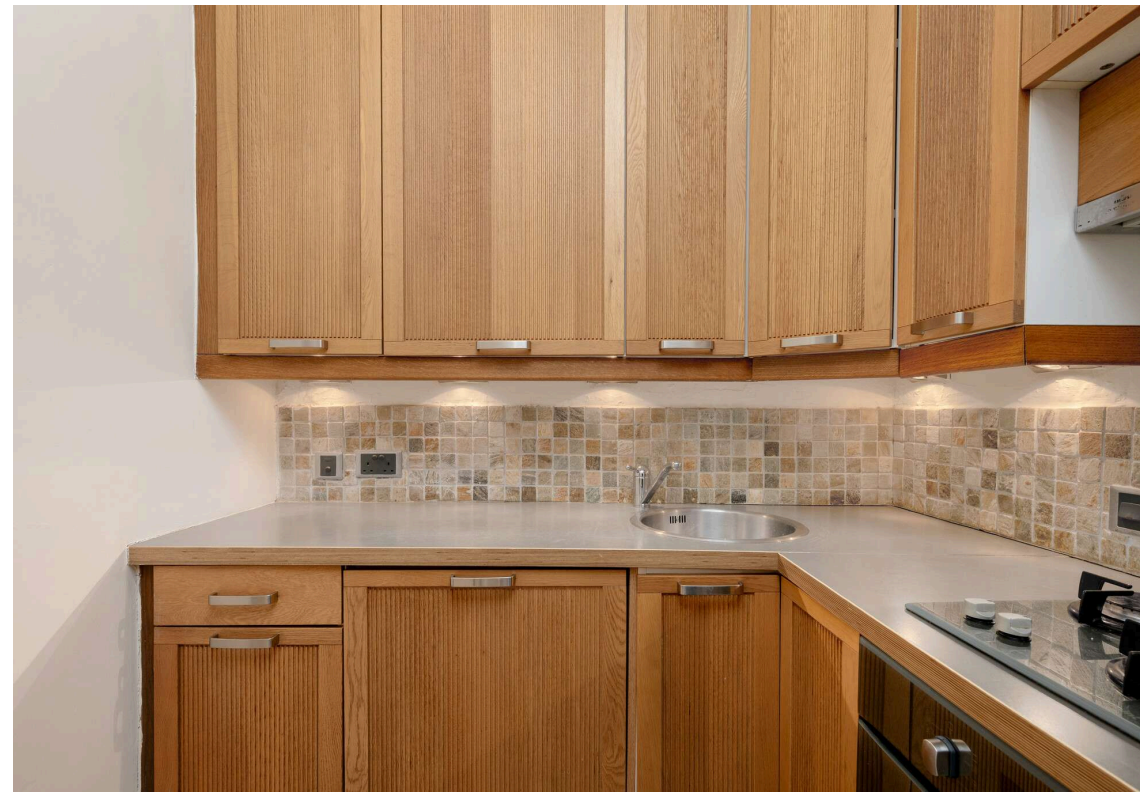
The accommodation includes a generous living/dining room—an ideal space for relaxing or entertaining friends and family. The internal kitchen is well-equipped with an array of wall and floor-mounted units, a gas hob, electric oven, and integrated appliances. The spacious double bedroom comes complete with wardrobes, providing ample storage. A newly installed shower room and a separate W.C. further enhance the property's appeal. Additional benefits include double glazing with stylish fitted shutters on all windows and efficient gas central heating throughout. Externally, residents can enjoy the well-maintained communal rear garden, and on-street permit parking is available.

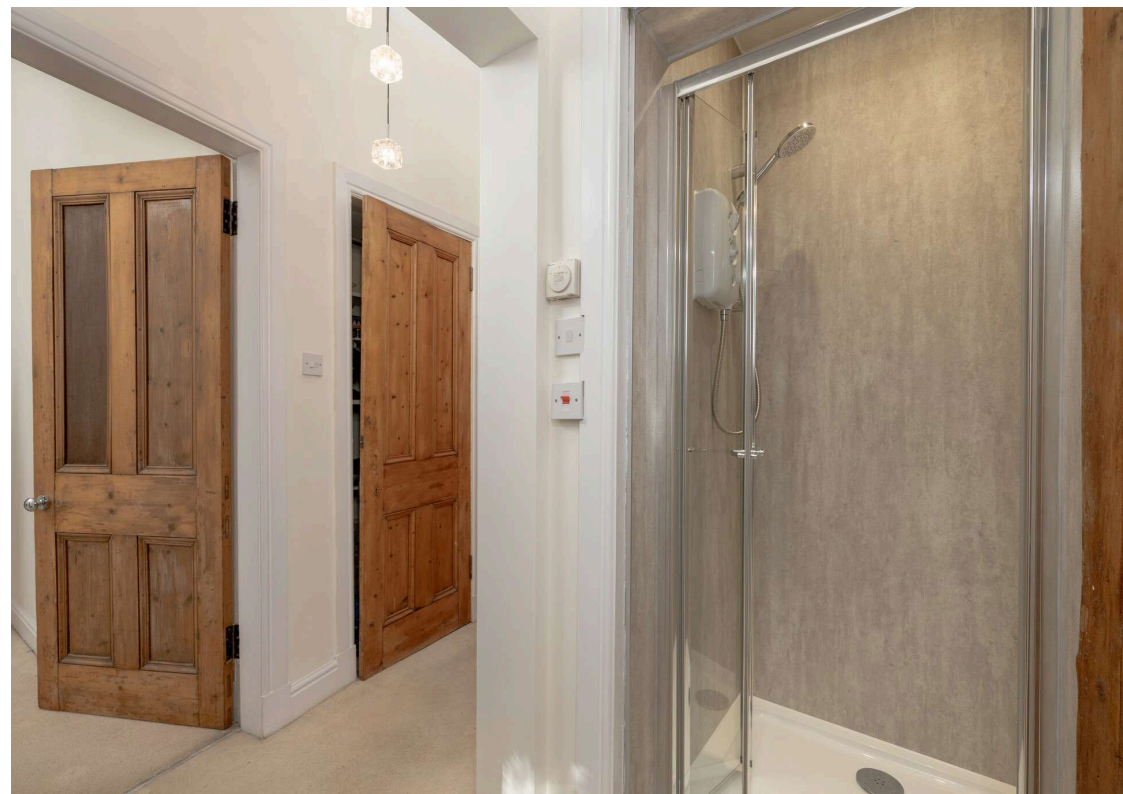
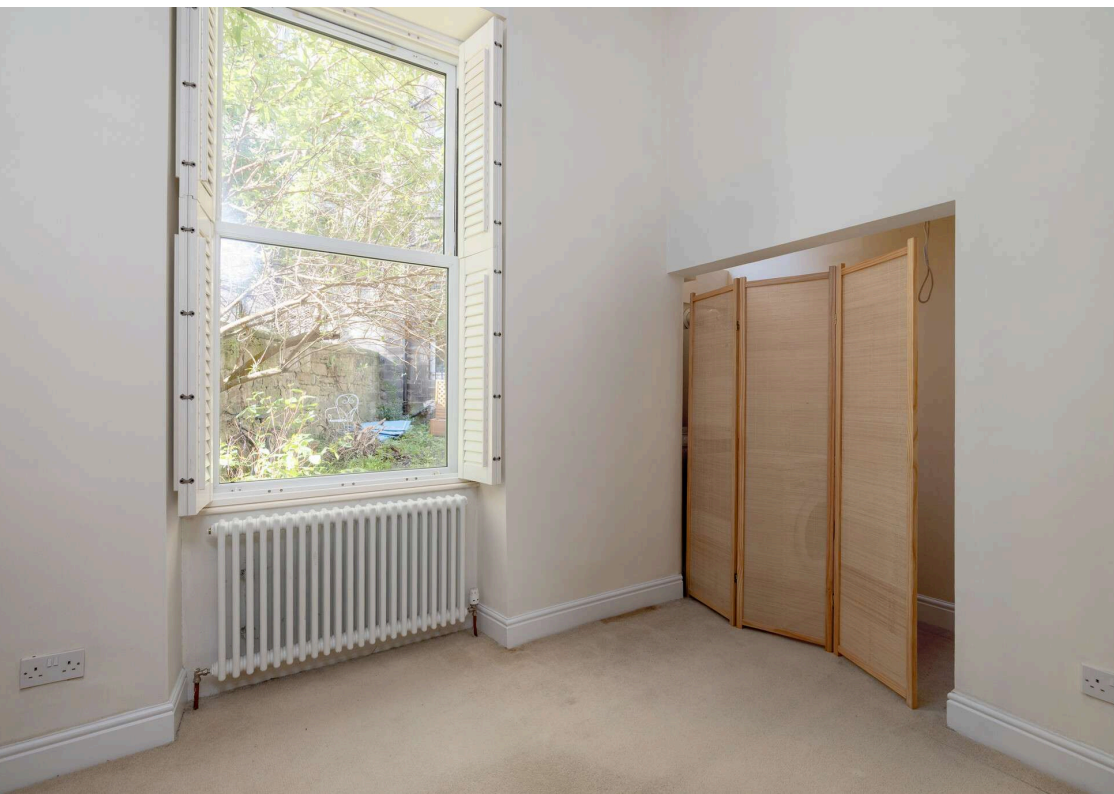
Please note: No Warranties for systems

Annual charge of £94 for contribution to stair cleaning

Leith Walk is a vibrant and well-connected area, with Edinburgh's city centre reachable on foot in approximately 20 minutes or via frequent public transport. The city bypass is easily accessed at Newcraighall, providing links to the A1, Edinburgh Airport, and the wider motorway network. The recently extended tram service, just a short walk away, offers further connectivity. The local area is home to an excellent range of amenities, including a Tesco superstore, Ocean Terminal shopping centre, and the newly opened St James Quarter, offering a mix of high-street retailers, restaurants, and entertainment options. Recreational facilities abound, with nearby Leith Links, The Playhouse Theatre, the Omni Centre, and an array of popular bars, cafés, and restaurants—making this a perfect location for those who enjoy an active social scene.

Viewing by appointment on 0131 337 1800

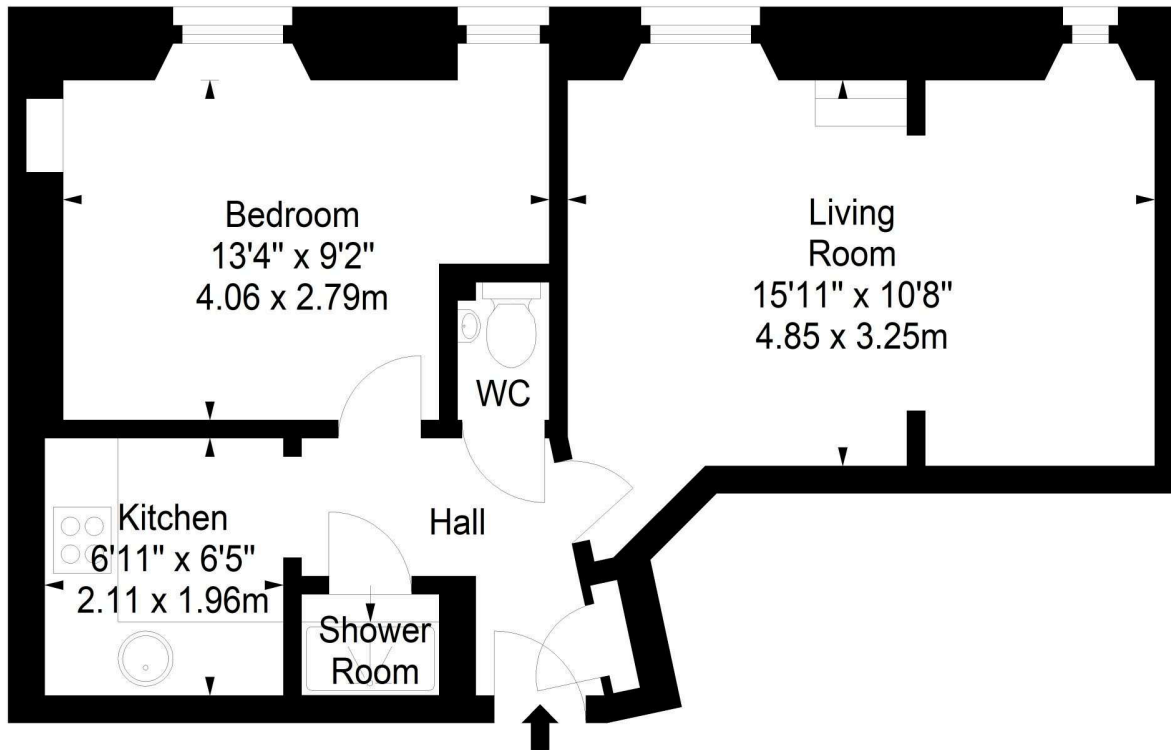
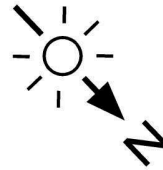




**Brunswick Road,
Edinburgh, EH7 5NG**



Approx. Gross Internal Area
427 Sq Ft - 39.67 Sq M
For identification only. Not to scale.
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Ground Floor



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