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**10 BRUNSWICK STREET LANE,
JUST OFF 70 MONTGOMERY STREET
BRUNSWICK
EDINBURGH**

A unique opportunity to acquire a beautiful B-listed stone built mews flat situated within the area of Brunswick and within close proximity of City Centre and Leith.

Main door to stair case entrance, stunning, bright and spacious lounge, modern well equipped kitchen with velux window, two excellent sized double bedrooms and separate shower room, the master bedroom having an En-suite bathroom. Refurbished ventrolia windows with brass locks, White meter storage heating, stripped floors throughout and free parking to front of flat.

Fixed Price £239,950



GENERAL DESCRIPTION

It is our pleasure to market for sale this rare 2 bed stone built mews flat circa 1800s situated at the end of a peaceful lane immersed in character and charm. The present owners have sympathetically restored and refurbished the property to a high level, internally the hall way has been brightened by fitting two velux windows which enhances the relaxing decor and gives an airy sense of space, in the lounge the log burning stove combined with rustic charm makes the space relaxing and comfortable, The kitchen is well presented, the two double bedrooms are warm and inviting with the added bonus of an en-suite bathroom connected to the master bedroom and there is a further shower room which services the whole property. The windows have been upgraded and improved by installation of the Ventrolla window system, the floorboards are stripped throughout and the property benefits from free parking. The property is also alarmed. No amount of descriptive detail can do justice to this fine period property therefore immediate viewing are strongly recommended.

SITUATION

This property is situated in the popular area of Brunswick which is well located for the New Omni Centre and the Ocean Terminal Shopping Complex, a further abundance of restaurants and wine bars are also found within the vicinity. On hand are excellent local shopping, supermarkets and banking within easy walking distance. The City Centre is easily accessible by foot or by the frequent transport which is on hand.





ACCOMMODATION

(All Sizes Approximate)

Main door entrance fitted with an intercom system for peace of mind. On entering the property you are met with a stone staircase which leads to the main accommodation.

LOUNGE AND DININGROOM

18' x 10'5" (5.51m x 3.20m)

The room is bright and spacious it has front and rear facing windows which flood the room in natural daylight, there is a traditional wrought iron log burning stove with Stone surround and black slate hearth, wonderful stripped floors and halogen lighting.

KITCHEN

10'2" x 6'5" (3.12m x 1.96m)

The kitchen is stylish and well presented and the decor has a rustic feel. There is a large velux window bathing the kitchen in natural daylight there is stainless steel sink with mixer tap, tiling to splash areas which compliment the work surfaces and ample storage space at high and low levels. The Bosch washing machine, a single oven with electric hob, concealed extractor

hood, Indesit Dishwasher, and free standing fridge freezer are all included in the sale. There is modern laminate flooring and the room is illuminated by halogen ceiling lighting.

MASTER BEDROOM

14'2 x 11'2" (4.32m x 3.42m)

A charming L-shaped master bedroom it has stripped floors, ceiling lights and a window facing to the front. There is a large wardrobe included in sale as well as a walk in wardrobe/cupboard and access to a bathroom en-suite.

EN-SUITE

5'2 x 6'7" (1.59m x 2.02m)

Really well presented en-suite with panelled bath, pedestal basin and a W.C. the stripped floorboards extend from the bedroom and there is a ceiling mounted extractor fan and a light fitting.

BEDROOM 2

10'3 x 9'3" (3.14m x 2.82m)

The second double bedroom is of good proportions, has stripped floor boards, ample space for a double wardrobe and there is a front facing window.





Schematic Diagram only - Not to scale

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SHOWER ROOM

6'7" x 8'7" Into shower cubicle
(2.03m x 2.63m)

It is situated close to the second bedroom making good use of the natural daylight throughout the front facing window. There is a fully enclosed shower cubicle tiled to full height with mains shower with a bi-fold door, a pedestal wash basin and WC, painted floorboards, towel rail and toilet roll holder.

LANDING

The connecting landing has stripped floorboards and gives access to the kitchen, second double bedroom, shower room and master bedroom/en-suite. There is a large storage shelved cupboard with a bi-fold door which contains the hot water tank. Two velux windows illuminate the corridor in natural daylight combined with Halogen lighting. Access to a spacious attic.

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

ENTRY

By Arrangement

VIEWING

By appointment telephone Russel & Aitken on 0131 315 2638.

PRICE

Fixed Price £239,950