



22 (3F2)

Wellington Street

Hillside
Edinburgh
EH7 5ED





An excellent opportunity has arisen to purchase this delightful, generously proportioned third floor flat forming part of a handsome Victorian tenement in the heart of the desirable Hillside district, within walking distance of the city centre. The property retains many fine period features and has been professionally decorated throughout. It will undoubtedly appeal to first time buyers or professionals. Early viewing is highly recommended.

The light, airy and flexible accommodation in brief, comprises; welcoming entrance hallway with two storage cupboards, elegant twin windowed reception room with feature fireplace and a box room off making an ideal work from home space, spacious dining kitchen with a range of contemporary base and wall mounted units, well-proportioned double bedroom with wardrobes, and recently refitted bathroom with three-piece suite and mains valve shower over bath. Further benefits include gas central heating and double-glazed sash window.

Located in the popular Hillside area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Leith Walk, Easter Road and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store. The St James Quarter boasts a variety of shops and leisure facilities. It is also located close to the city's main business core, the Scottish Parliament, Carlton Hill and Hollyrood Park. An efficient public transport network operates to most parts of the town and surrounding areas and Waverley Railway Station. There are tram stops at both Picardy Place and McDonald Road, both a comfortable walking distance away. The city bypass and main motorway networks are also within easy reach. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex.



Viewing by appointment on 0131 524 3800









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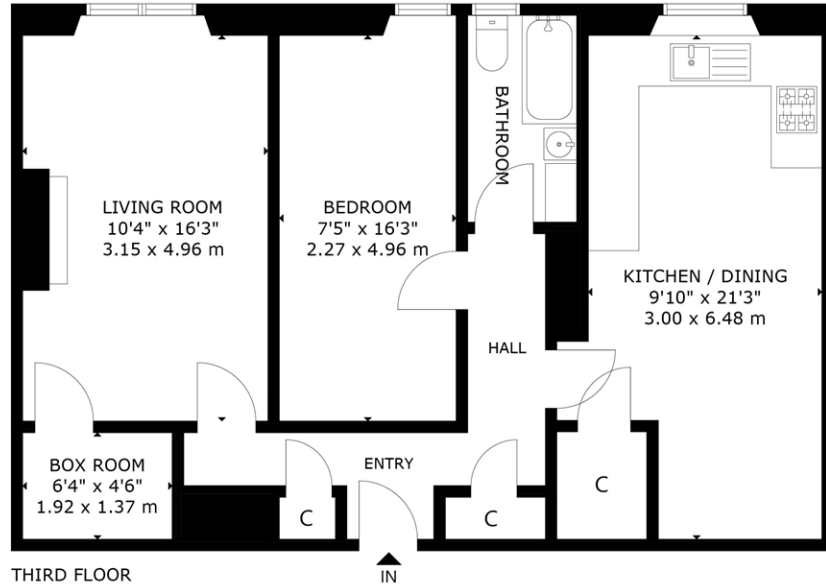
Externally:

There is a well-kept communal garden located to the rear of the building and for the car owner, permit and metered parking is available to the front and surrounding streets.

Extras: All fitted floor coverings, integrated appliances and window coverings are included in the sale.

- EPC Band- D
- Council Tax Band- C





22, 3F2, WELLINGTON ST, EDINBURGH EH7 5ED
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 745 SQ FT / 69 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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* Please contact us for a free consultation or valuation

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