










Offers Over

£335,000

22 Hillside Street

Hillside | Edinburgh | EH7 5HB

An exceptionally charming main door flat, forming part of a handsome period terrace and enjoying a superb location close to the city centre, in Edinburgh's desirable Hillside area. The property is bursting with character throughout and has retained many attractive period features including high ceilings, cornice work and ornate tiling. Early viewing is recommended.

-  2 bedroom
-  1 public room
-  1 bathroom
-  On-street permit and metred parking
-  Private
-  EPC rating – C
-  Council tax band- C



Description

The accommodation briefly comprises: entrance vestibule with intricate tiled floor, hallway with storage and fixed book shelves, elegant bay fronted reception room with ornate cornicing, wood flooring and beautiful marble fireplace with inset gas fire, integral kitchen fitted with an excellent variety of contemporary base and wall mounted units, with coordinated worktops, tiling to splash areas and a variety of integrated appliances, generously proportioned principal bedroom which is quietly situated to the rear of the flat and overlooks the delightful shared garden, second double bedroom with space saving platform bed, separate WC, and tiled bathroom with modern white two piece suite, splash screen and mains shower.



Extras

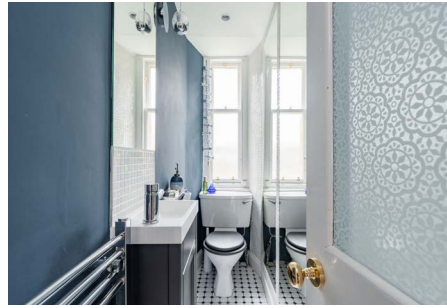
The wardrobes in the principal bedroom, integrated appliances, flooring, and curtain poles will be included. Please note the stained glass window in the hallway is not included.

Gardens and Parking

There is a beautifully kept walled garden to the rear of the property, which comprises lawn, drying facilities and well stocked planters. Ample on-street permit parking is available on Hillside Street.

Viewing

By appointment through Neilsons (0131 625 2222).





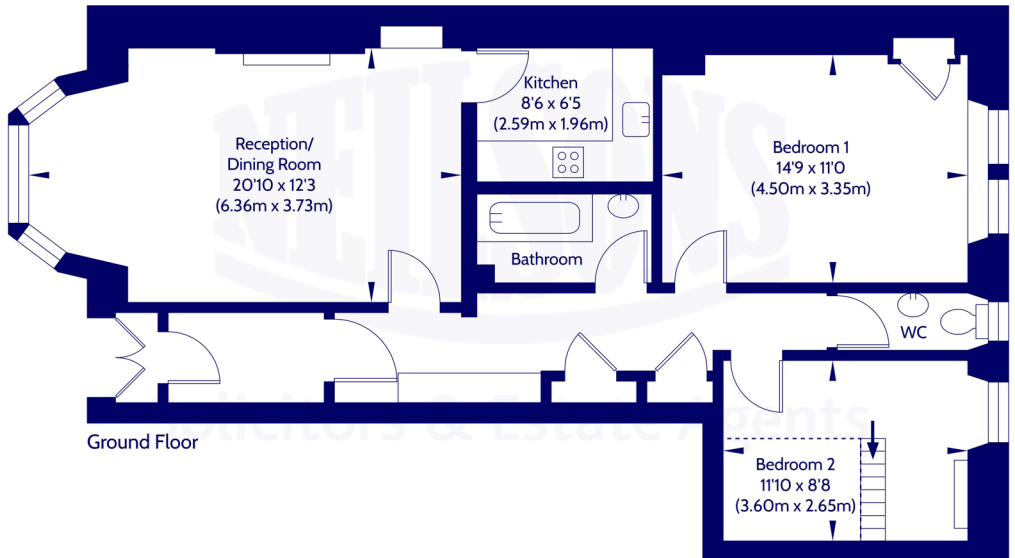
Location

The property enjoys an enviable location within comfortable walking distance of the city centre in the popular Hillside district of the capital. This thriving area boasts a wealth of local shops and services on the doorstep, and is near to the bustling St James Quarter, with its fabulous selection of high quality retailers and eateries. The convenience of the location is further enhanced by the proximity of Edinburgh's tram extension offering swift access to Edinburgh International Airport, Murrayfield Stadium and the cosmopolitan Shore district of Leith. Highly regarded cafes, bars and restaurants can be found locally including Valvona and Crolla delicatessen and café on Elm Row, an Edinburgh institution. Recreational facilities in the neighbourhood abound with the Playhouse Theatre, Everyman Cinema and Omni centre with cinema, health club and restaurants all within a short walk.





Approx. Gross Internal Floor Area 76.71 Sq M / 826 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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