










Offers Over
£425,000

61/6 Elm Row

Hillside | Edinburgh | EH7 4AQ

This rarely available, beautifully presented double upper flat forms part of a traditional tenement in the desirable Hillside district. Boasting spacious accommodation across two levels, the property seamlessly blends period charm with modern comfort, featuring lovingly maintained original details throughout, including high ceilings, ornate cornicing and classic fireplaces in every room. Benefitting from excellent transport links, including an adjacent tram station, and fantastic local amenities, internal viewing is highly recommended to fully appreciate the charm, space and potential of this exceptional home in a prime location.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Permit/metered parking
-  Communal garden
-  EPC Rating – D
-  Council Tax Band – D



Description

The welcoming entrance hallway, with its secure entry system and excellent storage, leads to a generously proportioned bay-windowed lounge featuring an elegant gas fireplace, with original Victorian tiles. The large modern kitchen/dining area impresses with its stunning cast-iron Edwardian stove. Two well-proportioned double bedrooms, with their period fireplaces, and a contemporary shower room with underfloor heating complete the main level. Upstairs, a skylit landing doubles as a study area, and provides access to ample attic storage. The spacious principal bedroom boasts an inbuilt closet, eaves storage and an en-suite bathroom. Recent upgrades include a new boiler (installed 2022) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine, dishwasher and fridge/freezer.

Gardens & Parking

To the rear there is a well maintained communal garden and permit/metered parking can be found within the surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.



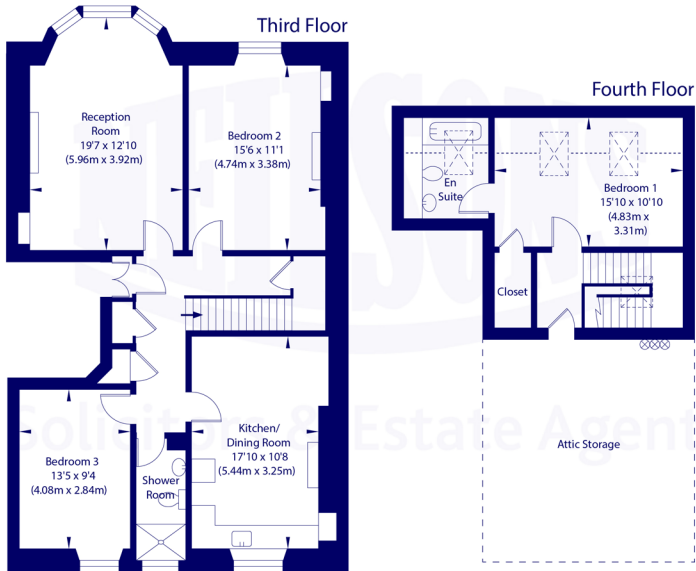


Location

The well-regarded district of Hillside is located to the east of Edinburgh City Centre and is within proximity of superb local shops and amenities on Elm Row and Leith Walk including the renowned Valvona & Crolla Delicatessen. The new St James Quarter of the City Centre is within easy walking distance and a wide choice of world-class entertainment and recreational facilities are close at hand including the Playhouse Theatre and National Portrait Gallery. Calton Hill and Holyrood Park offer attractive green spaces close by and excellent transport links provide swift access around the city. The property is conveniently located within short walk to the nearest tram stop at McDonald Road which provides easy access to Edinburgh's renowned fish market at Newhaven as well as gateway to main train stations and the airport.



Approx. Gross Internal Floor Area 115.4 Sq M / 1242 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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