










Offers Over
£770,000

19 Hillside Crescent

Hillside | Edinburgh | EH7 5EB

A rarely available main door, ground and garden apartment, forming part of a handsome terrace on a wide tree lined street in the sought after area of Hillside, close to the City Centre. Immaculately presented throughout with stylish modern interiors, coupled with period features and the benefit of private front and rear gardens, this property is sure to have a wide appeal and viewing is highly recommended to fully appreciate the accommodation on offer.

-  4 bedrooms
-  2 public rooms
-  4 bathrooms
-  Private front and rear gardens
-  On street permit/meter parking
-  EPC rating – C
-  Council tax band - E



Description

In true move in condition, the property is laid out over two levels and you enter an entrance vestibule which leads into a welcoming hallway with storage. To your right is a bright and airy lounge boasting period features including a decorative cornice and ceiling rose, Edinburgh press and fireplace. Off the lounge is a handy office/study, ideal for those working from home. On this level there are three double bedrooms, one with a stylish en-suite bathroom with overhead rainfall shower and the other two have fireplaces, built in storage and fully tiled en-suite shower rooms.

Moving downstairs, the hallway offers fantastic storage and has a good size utility/laundry room. Located to the rear is the wonderful kitchen/dining/family area with a gas fire and French doors to the rear garden, creating the perfect space for cooking and entertaining. The kitchen has a range of sleek wall and base units, integrated appliances, including a built-in wine cooler and a breakfast bar. Completing the accommodation is a further bedroom and a separate fully tiled shower room.

The property further benefits from gas central heating (newly installed boiler), sash and case windows (a mix of single and double glazing) and some working shutters.



Extras

All fixtures and fittings throughout will be included in the sale along with the induction hob and electric oven, the integrated microwave, fridge/freezer and dishwasher, the washing machine and tumble dryer, the freestanding wardrobe and bed in the downstairs bedroom, plus the garden shed.

Gardens & Parking

A neat pebbled front garden with gate, patio area and hedge for added privacy welcomes you to the property, and to the rear is a delightful paved garden, bordered by shrubs and plants, offering a great space for relaxing and dining in the warmer months. Beyond this is a communal drying green and permit/meter parking is available outside and on the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

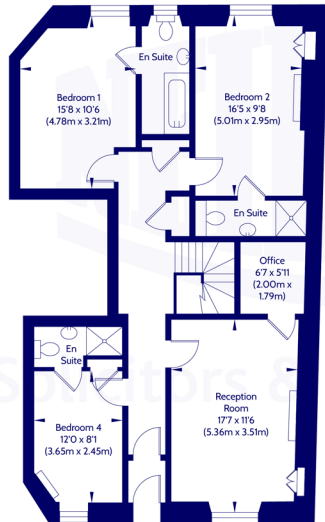
The property enjoys an enviable location within comfortable walking distance of the City Centre in the popular Hillside district of the capital. This thriving area boasts a wealth of local shops and services on the doorstep, and is near to the bustling St James Quarter, with its fabulous selection of 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 are abound with the Playhouse Theatre, Everyman Cinema and Omni centre with cinema, health club and restaurants all within a short walk.



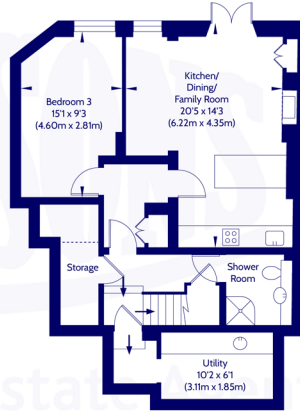


Approx. Gross Internal Floor Area 153.05 Sq M / 1648 Sq Ft.

Ground Floor



Lower Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

