



Solicitors & Estate Agents










Offers Over

**£350,000**

## 27/3 Hillside Crescent

Hillside | Edinburgh | EH7 5EF

Neilsons are delighted to offer to market this charming two bedroom first floor apartment forming part of a handsome traditional tenement. Well placed in the heart of the desirable Hillside district and within walking distance of the city centre and a host of excellent amenities, the property will undoubtedly appeal to a variety of buyers including professionals. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Shared garden
-  On-street permit/metered parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the property is presented in true move-in condition while briefly comprising of; welcoming entrance hallway, bright and airy lounge with a gas fireplace, Edinburgh press cupboard, period corning and a lovely leafy outlook, fully-fitted kitchen/diner with a range of integrated white goods, sizeable pantry cupboard and an Edinburgh press cupboard whilst being styled with wooden units and a quartz worktop, generous double bedroom with fitted wardrobes with sliding mirrored doors and ample room for freestanding furniture, second sizeable bedroom with fitted wardrobe and room for different configurations, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and single glazing throughout.





## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is a well-maintained communal garden located to the rear of the property and parking in the area is by way of resident's zoned permit and meter.

## Viewing

By appointment through Neilsons 0131 625 2222.





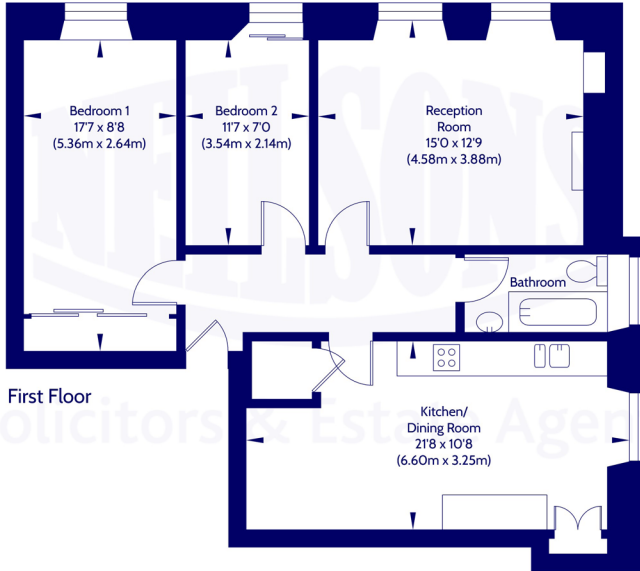
## Location

Hillside Crescent forms part of the cosmopolitan Hillside district of Edinburgh which enjoys a fantastic central location less than a mile from the City Centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity and both Princes and George Street are within comfortable walking distance. Frequent bus and tram services provide links to many parts of the City and Waverley railway station is close at hand. For those travelling further afield, the City Bypass is also easily accessible providing links to central Scotland's main motorway network. There is an abundance of entertainment opportunities nearby, including The Playhouse and the Omni Centre which houses a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym and an excellent choice of restaurants.





Approx. Gross Internal Floor Area 74.6 Sq M / 803 Sq Ft.



First Floor

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.



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



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**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

