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Offers Over

**£290,000**

## 5/6 Elgin Terrace

Hillside | Edinburgh | EH7 5NN

A superb opportunity has arisen to acquire this well proportioned one bedroom second floor flat nicely positioned in the heart of the desirable Hillside district of Edinburgh. Within walking distance of the city centre and a host of excellent amenities and transport links, the property is bound to appeal to a multitude of buyers.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathrooms
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – C



## Description

In brief the accommodation comprises; welcoming entrance hallway with engineered wooden floors running through most rooms, light and airy bay windowed reception room with gas fireplace and beautiful corning, spacious dining kitchen with panty, useful utility room off it, well proportioned double bedroom and contemporary shower room. Further benefits include gas central heating and double glazed sash and case windows.





## Extras

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

## Gardens & Parking

There is a well maintained communal garden to the rear of the building. For the car owner, there is on-street permit and meter parking available on Elgin Terrace and surrounding streets. There is the option to rent an allotment section for an annual fee.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

Elgin Terrace 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 of Elm Row, Broughton Street and at the St James Quarter. Both Princes and George Street are within comfortable walking distance. 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. Calton Hill and Holyrood Park are a short walk away. 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.



Approx. Gross Internal Floor Area 71.74 Sq M / 772 Sq Ft.

### Second 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

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2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

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72 High Street  
Bonnyrigg

