



Solicitors & Estate Agents



Offers Over

**£290,000**

# 19/4 Wellington Street

Hillside | Edinburgh | EH7 5EE

This generously proportioned and bright second floor flat forms part of a handsome Victorian tenement in the heart of the desirable Hillside district, within walking distance of the City Centre. The property offers fantastic sized accommodation and internal viewing is highly recommended to be fully appreciated.



1 Bedroom

Box Room



2 Public Rooms



1 Bathroom



Permit/metered Parking



Communal Rear Garden



EPC Rating – C



Council Tax Band – C



## Description

A secure entry system allows access to this second floor property, the accommodation of which comprises: welcoming entrance hallway with useful built-in press and spacious storage cupboard; sizeable box room, with potential for use as a second bedroom and/or study; generously proportioned and bright bay-windowed lounge with attractive cornicing and ceiling rose; stylish fitted kitchen/dining room with pantry cupboard and, pleasantly located to the rear, light and airy double bedroom, and modern fitted bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating.



## Extras

All fitted floor coverings, curtains and window blinds will be included in the sale together with the fridge/freezer, integrated oven/hob and washing machine. Please note, some items of furniture can be made available by separate negotiation. Please note that the fire in the living room is currently not in working order and will be sold as seen.

## Gardens & Parking

There is a well kept communal garden located to the rear of the building and for the car owner, permit and metered parking is available to the front and surrounding streets.

## Viewing

Please contact Neilsons on 0131 625 2222.





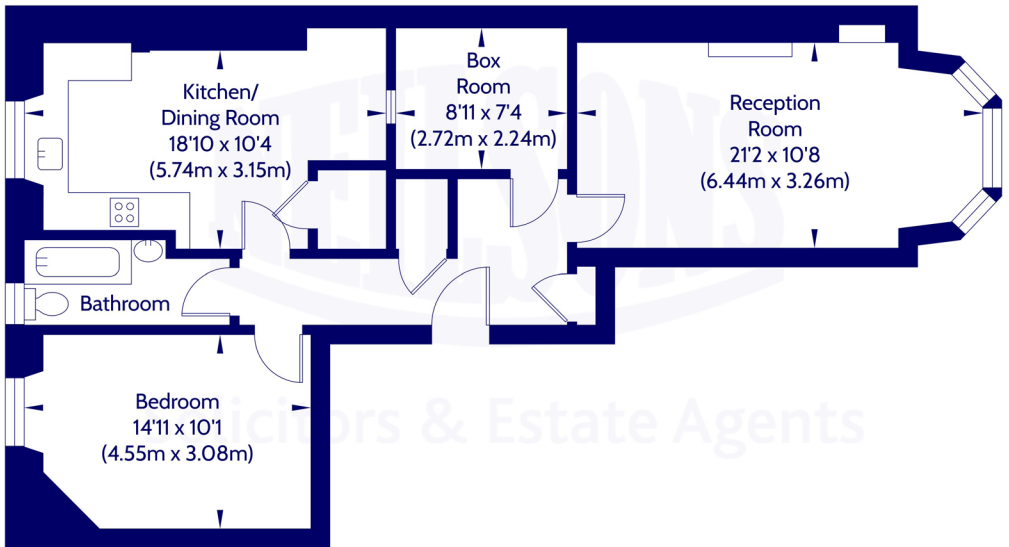
## Location

Wellington Street 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 73.57 Sq M / 792 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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