









Solicitors & Estate Agents



74/9 Elm Row

Hillside | Edinburgh | EH7 4AQ

Rarely available, this charming city-centre through flat is located on the third/top floor, offering a fantastic opportunity for first-time buyers and professionals alike. Perfectly positioned within walking distance of all the city's attractions and amenities, it provides the ultimate convenience of urban living. With the city's extensive public transport network right on your doorstep, commuting and exploring the area couldn't be easier.

-  1 Bedroom Plus Box Room
-  2 Public Rooms
-  1 Bathroom
-  Permit Parking
-  EPC Rating – D
-  Council Tax Band – B



Description

The welcoming hallway is enhanced by a striking feature colour glass window, adding character to the property. The spacious reception room benefits from a dual front aspect, allowing plenty of natural light to flow in through traditional sash and case windows. The elegant wooden flooring complements the period features, including detailed cornice work that runs around the room. A log fire with a stone surround serves as a stunning focal point, creating a warm and inviting atmosphere. The dining kitchen offers a generous space for cooking and entertaining, with another charming fireplace adding to the room's character. Please note that the kitchen units are not fitted and will be removed by the owner, providing a blank canvas for the new buyer to create a bespoke kitchen suited to their needs. The room further benefits from a large larder for great additional storage requirements. The well-proportioned double bedroom features hardwood flooring and a beautiful feature fireplace, adding to the property's classic appeal. The bathroom is fitted with a three-piece suite, including a bath with a shower overhead, ensuring both practicality and comfort. A versatile box room offers an ideal space for a home office, study, or hobby room, catering to modern lifestyle needs. This rarely available flat is a fantastic opportunity for those looking to secure a characterful home in a prime city-centre location, with scope to personalise and make it their own.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and cooker.

Parking

Externally, the property benefits from permit parking with further pay and display areas for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





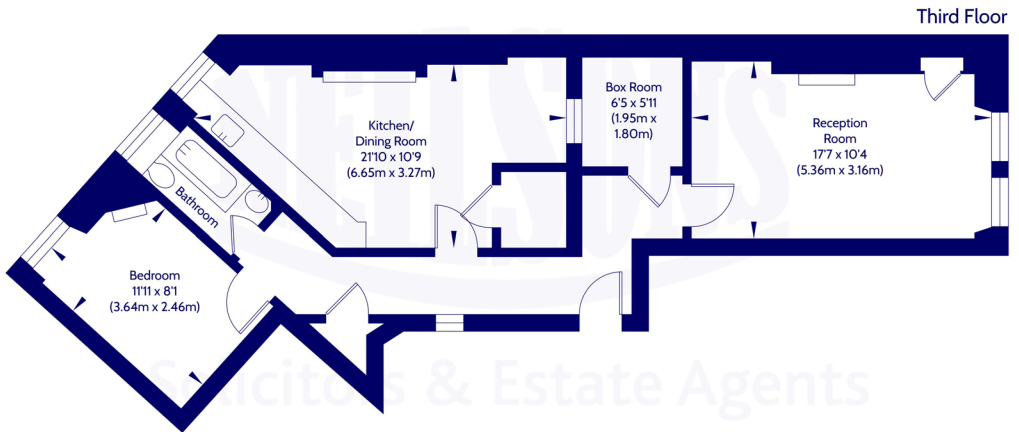
Location

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 65.09 Sq M / 701 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.



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



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