



Solicitors & Estate Agents










Offers Over

**£385,000**

## 4/3 Hillside Street

Hillside | Edinburgh | EH7 5HB

Nestled within a quiet street in the sought-after Hillside district, this charming and stylish three-bedroom flat offers an ideal blend of character and modern comfort, all within walking distance of Edinburgh's vibrant city centre. With first-class amenities and superb transport links closeby, the property is suited to a variety of buyers including professionals.

-  3 beds
-  1 public
-  1 bathroom
-  Shared Garden
-  On-street Parking
-  EPC Band - D
-  Council Tax Band - D



## Description

Internally, the property is presented in true move-in condition whilst briefly comprising; welcoming entrance hallway offering useful storage, bright and spacious living room with a large triple window, beautiful cornicing, and a feature open fireplace in working order, contemporary kitchen/diner with a range of integrated white goods, tiling in splash areas, utility cupboard, separate walk-in pantry, matt white cabinetry and solid wooden worktops, lovely corner aspect double bedroom with an Edinburgh press cupboard and fitted wardrobes, second good sized double bedroom with room for freestanding furniture, third bedroom offering flexible use as a nursery or home study, and a modern shower room with a walk-in rainfall shower, heated towel rail, and partial metro tiling.

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



## Extras

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

## Gardens and Parking

To the rear of the property is a leafy, shared garden for residents to enjoy and for the car owner, there is on-street permit/meter parking available on street and within the area.

## 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. Both Waverley Station and Edinburgh Bus Station are a short walk away whilst there is an abundance of open green spaces nearby, including Holyrood Park and Calton Hill.





Approx. Gross Internal Floor Area 97.35 Sq M / 1048 Sq Ft.

### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 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](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://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

