



Flat 1f1 16 Hillside Crescent

Hillside, Edinburgh, EH7 5EB





Welcome to
Flat 1f1, 16 Hillside Crescent

This first-floor flat forms part of a B-listed Victorian tenement building in desirable Hillside, within the New Town conservation area, and offers three bedrooms, a large reception room, a kitchen, and a bathroom, plus access to a shared garden.

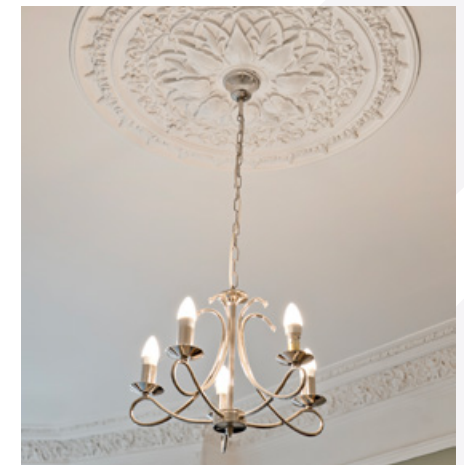


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Three double bedrooms
 The bathroom
 Gardens & parking
 The area



Property Name

Flat 1f1, 16 Hillside Crescent

Location

Edinburgh
EH7 5EB

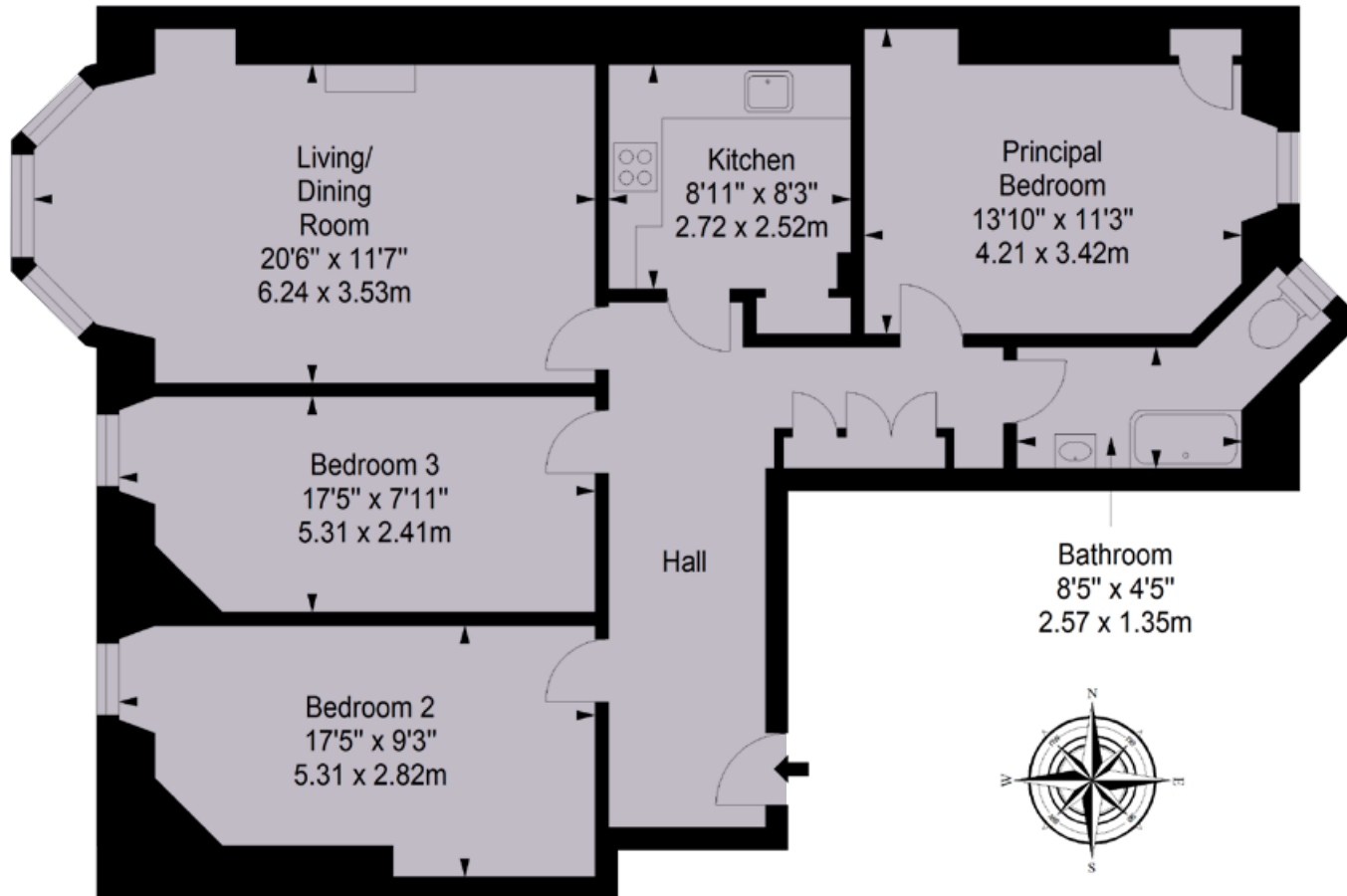
Approximate total area:

93.3 sq. metres (1004.3 sq. feet)



First Floor

The floorplan is for illustrative purposes.
All sizes are approximate.



Traditional

first-floor flat

This three-bedroom first-floor flat forms part of a handsome, B-listed blonde sandstone Victorian tenement building, representing a spacious and characterful city home that is sure to appeal to a wealth of buyers. The flat has been stylishly and sympathetically upgraded, whilst still retaining beautiful period features, to include a new kitchen and bathroom, fresh plastering and décor throughout, and new blinds and carpets fitted recently. Situated in Hillside, just off London Road and within the New Town's UNESCO World Heritage Site conservation area, the flat is ideally situated for easy access to the city's unrivalled amenities.

General features

Traditional first-floor flat in highly desirable Hillside
Within the New Town conservation area
Beautifully presented, contemporary interiors and period features
EPC Rating - C

Accommodation features

Secure shared entrance and well-kept traditional stairwell
Airy, welcoming hallway with built-in storage
Generous, bay-fronted living/dining room with lovely period details
Timeless, high-quality fitted kitchen
Three well-proportioned double bedrooms
Stylish three-piece bathroom with shower-over-bath
Gas central heating system
Traditional sash-and-case windows

External features

Access to a leafy shared rear garden
Controlled on-street parking (Zone N1)



A fitting introduction to a beautiful period flat



The flat is approached via a secure shared entrance and a well-kept traditional stairwell, and the front door opens into a welcoming hallway. Here, a glimpse of the tastefully presented accommodation is given, with neutral and pastel-toned décor, a warm wood floor, and elegant cornicing. A large fitted storage unit makes excellent use of the space on offer, with room also available for additional furniture.



An impressive yet homely reception room

The living and dining room is an impressive reception area, occupying a generous footprint which allows for various configurations of furniture to suit the new owner's requirements, all arranged around a striking focal point fireplace surround, flanked by an open Edinburgh press with fitted shelving. The space is elegantly decorated in tranquil hues and features the same warm wood flooring as the hall, panelled window surrounds and working shutters, and beautifully detailed cornicing and a ceiling rose.







Occupying a generous footprint which allows for various configurations of furniture



Timeless elegance

and well-equipped for cooking



The kitchen (fitted in 2021) is beautifully appointed with neutrally toned, Shaker-inspired cabinetry, gleaming quartz worktops, metro-tiled splashbacks, and a Belfast sink, offset by brushed chrome accents and atmospheric plinth lighting and cabinet downlights. An oven, induction hob, extractor hood, dishwasher, and washing machine are all neatly integrated, whilst space is provided for a tall, freestanding fridge/freezer.





Tranquil, cosy bedrooms

to ensure a peaceful
night's sleep

The flat's three double bedrooms continue the attractive presentation of the preceding accommodation with relaxing, neutral/pastel toned décor, and two of the rooms are fitted with plush carpeting for optimum comfort underfoot, whilst the other features a warm wood floor. The principal bedroom features an Edinburgh press, whilst all three have characterful cornicing.



Stylishly appointed washroom

comprising a bath with a rainfall overhead shower



Completing the accommodation on offer is a contemporary, partially tiled bathroom (fitted in 2023), comprising a bath with a rainfall overhead shower and a glazed screen, a basin set into vanity storage with an illuminated mirror above, a WC, and a chrome towel radiator.

The flat is kept warm by a gas central heating system.





Lovely, mature shared garden

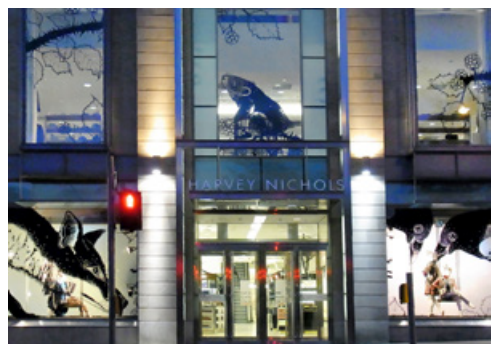
and residents' permit parking

Externally, the flat benefits from access to a leafy, mature shared garden and lies adjacent to the open spaces of Hillside Crescent Gardens and London Road Gardens. Controlled on-street parking on Hillside Crescent falls under Zone N1.

Extras: All fitted floor coverings, window coverings (including brand-new blinds), light fittings, and integrated kitchen appliances will be included in the sale. The bedroom wardrobes are available via separate negotiation.




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16 Hillside
Crescent**



For picnics and tranquil walks, the open spaces of Arthur's Seat, Holyrood Park and Calton Hill are all within easy reach and the nearby Omni Centre offers a range of entertainment and leisure activities including a multi-screen cinema, a gym and various restaurants.

Hillside, Edinburgh

Hillside enjoys a fantastic location in the bustling East End of Edinburgh, close to the city centre with its world-class attractions and shopping facilities.



The area is a hub of lively eating and socialising spots and is jam-packed with great restaurants, traditional pubs and modern style bars. There is an excellent range of local amenities including various independent food stores, a variety of retail outlets, a Post Office, medical centre and banks, and within walking distance is Princes Street, offering a wealth of designer and High Street shops. The St James Quarter is just 10 minutes' walk away. Edinburgh's historic Old Town and New Town are within walking distance and the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants and trendy bistros, is the ideal place to socialise.

Many cultural activities are also on offer in the surrounding area including theatres, art galleries and museums. Hillside falls under the catchment area for good local schooling at primary and secondary level, while a number of the capital's independent schools are within easy reach. The area is well served by day and night buses with regular services to the city centre and is just a five-minute walk to the tram line and just over 15 minutes' walk to Waverley Train Station, making commuting fast and convenient, no matter where you are travelling to.



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