



Hillside

37/3 Elgin Terrace
EH7 5PQ



Fixed price £270,000

Top floor maisonette - buzzer no. 3

- Entrance hall
- Living room with balcony off
- Dining kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Secure entry phone system
- Ideal for a first-time buyer
- Zoned on street parking
- Well maintained shared garden
- Access to tranquil park to the rear



Viewing - by appointment call Beveridge
& Kellas on 0131 554 6321





This 2-bedroomed top floor maisonette in need of modernisation is well situated for a good choice of shopping facilities including large supermarkets and a good choice of public transport including the new tram service. The nearby Omni Centre offers a selection of bars, restaurants, gym and a multi-screen cinema. The new St. James Quarter offers further restaurants, bars, luxury cinema and a choice of high street stores. The property is also within easy distance of the Ocean Terminal also offering a multi-screen cinema, 24-hour gym and shopping facilities.

The property is set over two floors and opens to a welcoming entrance hall with two handy cupboards, secure entry phone system and stairs to the upper level. From the hall you enter the rear facing living room with doors to the balcony, ideal for al fresco dining, and overlooking tranquil green space. Also off the hall is the large front facing dining kitchen which benefits from base and wall units, slot in cooker, a fridge freezer and a washing machine.

Upstairs the landing has two handy built-in storage cupboards and the remaining rooms off. There are two well-proportioned double bedrooms, one of which has a deep built-in cupboard. Completing the accommodation is the front facing bathroom, which comprises of a WC, wash hand basin and a bath.

Additionally, the property has access to a well maintained communal rear drying area, which then leads to extensive shared green space. Further benefits include gas central heating, double glazing and zoned on street parking.

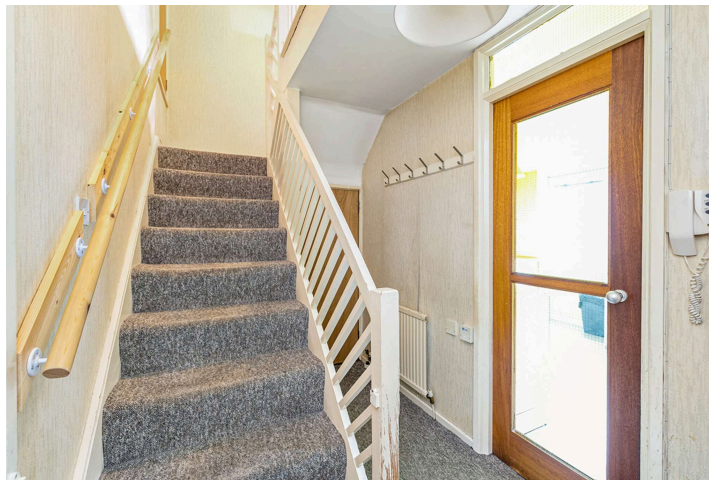
NOTE - The boiler/central heating system has been identified as being unsafe and should not be used. Replacement of the boiler will be required

EXTRAS

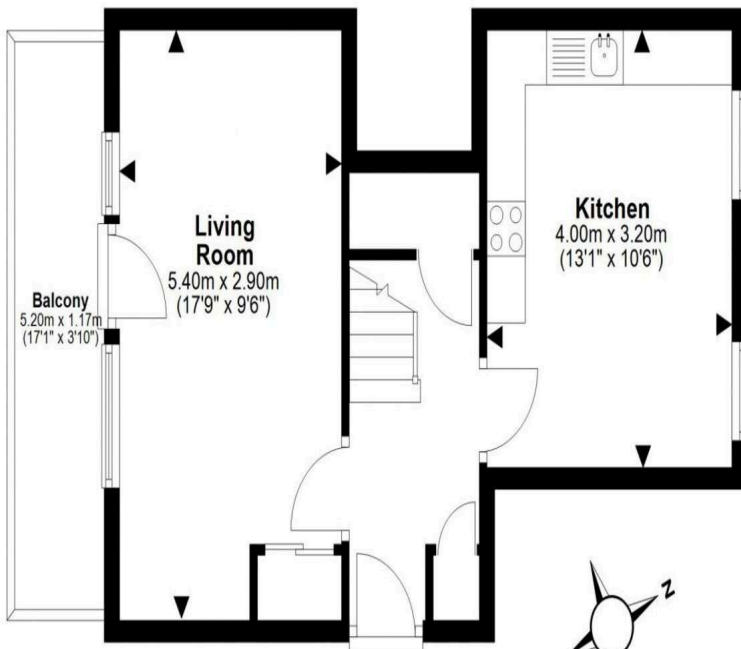
All aforementioned white goods, carpets, any curtains/blinds, and light fittings to be included in the sale (no warranties to be given).

OFFERS

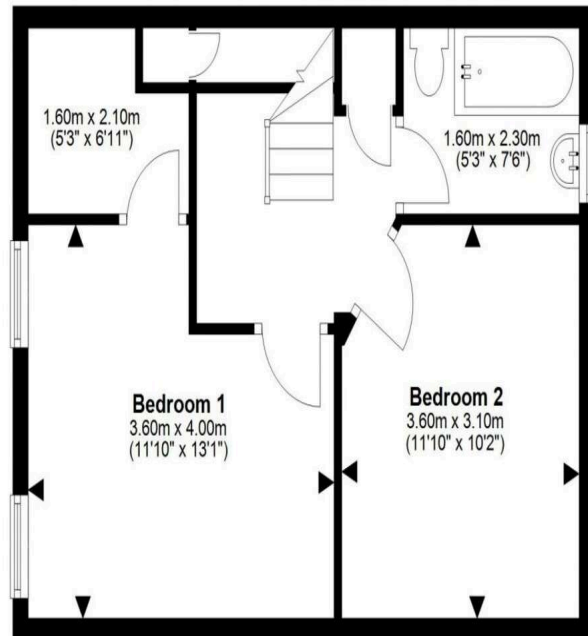
Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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