



32a Hillside Street
Hillside, EH7 5HB



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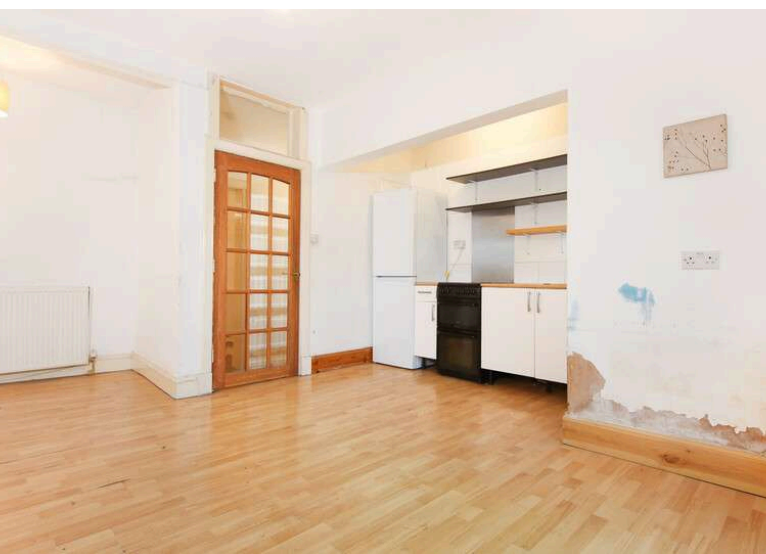


32a

Hillside Street

Well proportioned basement flat offering flexible accommodation in the popular Hillside district. Ideal investment opportunity which would benefit from internal upgrading.

- Three bedroomed basement level flat
- Popular and central location
- Gas central heating and double glazing
- Communal rear garden
- Zoned permit parking
- Entrance hall
- Lounge/kitchen
- Three bedrooms
- Cloakroom
- Bathroom with shower



Home Report: £310,000

EPC Rating: C

It forms part of a handsome traditional tenement. The tenement building has been the subject of extensive upgrading works in recent years. Property comprises reception hall, lounge/open plan kitchen, cloakroom/wc, three double bedrooms, utility room and bathroom with shower.

It enjoys the benefit of gas central heating with a recently installed combination boiler, double glazing, use of a rear shared garden and zoned permit parking on Hillside Street and the adjacent streets.

Early viewing is highly recommended to fully appreciate the space, flexibility and potential on offer.

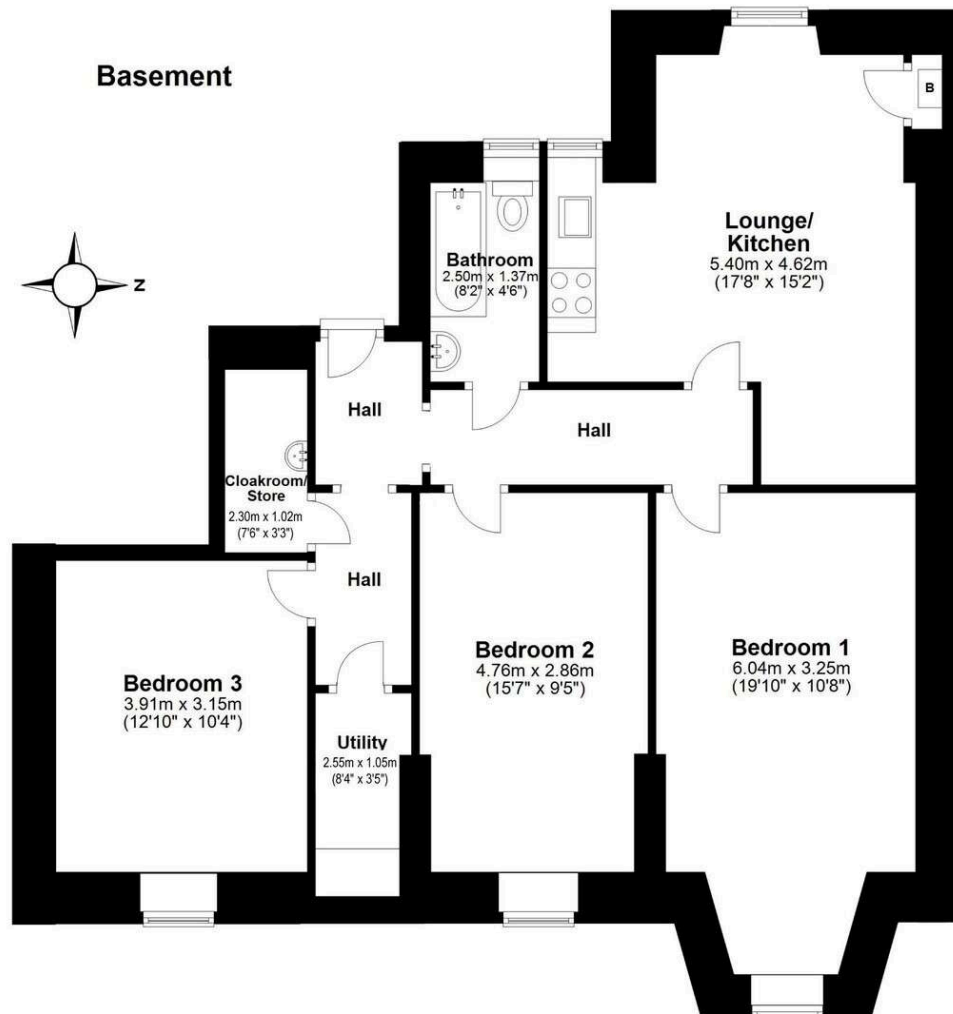
Extras - to include the fridge/freezer and slot in cooker (no warranties to be given)



Hillside enjoys a fantastic location in the bustling East End of Edinburgh, within walking distance of 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. The nearby St James Quarter offers further restaurants, bars, luxury cinema and a choice of high street stores. Edinburgh Playhouse Theatre can also be found close by offering a showcase of live performances from around the world.



Basement



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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