



8 (2F1) Hillside Street
Edinburgh, EH7 5HB

Entrance vestibule
Hall
Living room
Kitchen/ Dining Room
Double bedroom one
Double bedroom two
Bathroom
EPC: C
Council tax band: C

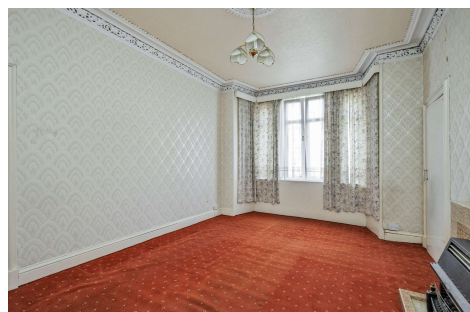
Located in the much sought after Hillside area of Edinburgh, this bright and spacious traditional first floor flat forms part of a well-kept stone built tenement building, retaining period features, including traditional cornice work in the ceiling, which adds greatly to the overall character of the property.

The flat is being brought to the market in need of complete modernisation and offers a rare opportunity for those seeking to adapt and refurbish a property situated in a prime central location, within easy walking distance of Princes Street.

The spacious accommodation comprises: Entrance hall with doors leading to all other main rooms, large living room to the front, with large window and large storage cupboard, good sized kitchen with wall mounted units, two double bedrooms and family bathroom. The property affords excellent storage facilities.

Hillside is located just a short distance from Edinburgh's city centre and is surrounded by a host of excellent local amenities along Easter Road and Leith Walk. It has all the benefits of city centre living with the main shopping and commercial areas of Princes Street and George Street close by. The St James' Quarter is based nearby and has a prestigious selection of high street retailers and restaurants. John Lewis and the Omni Centre are also nearby and offer a further selection of facilities including, restaurants and bars, a Nuffield Health Gym and a multi-screen Cinema. Edinburgh's New Town is also well regarded for its open green spaces, these including Princes Street Gardens and the Royal Botanical Gardens which offer many pleasant walks.

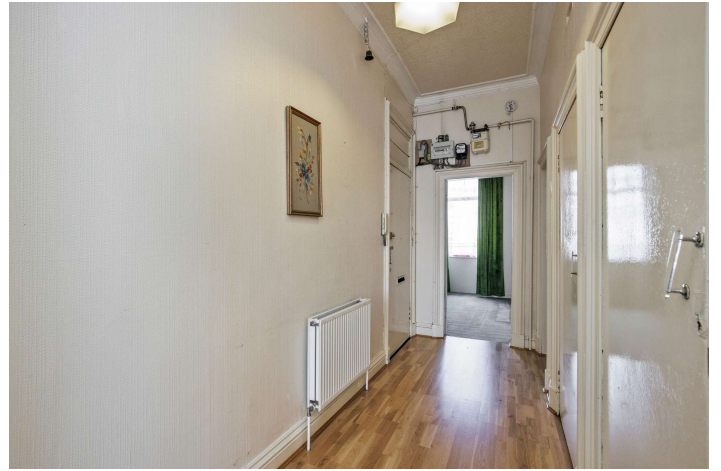
Waverley Railway Station provides an excellent rail link and local public transport is well served by an excellent Tram service in operation with links to Edinburgh Airport, along with a regular Bus service which runs to and from the city centre and surrounding areas.

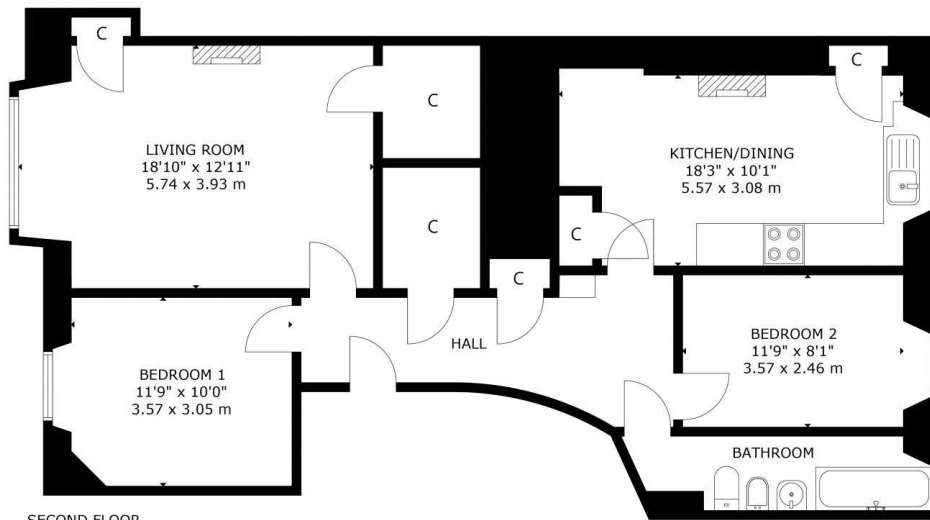












SECOND FLOOR

8 (2F1) HILLSIDE STREET, EDINBURGH EH7 5HB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 984 SQ FT / 91 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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