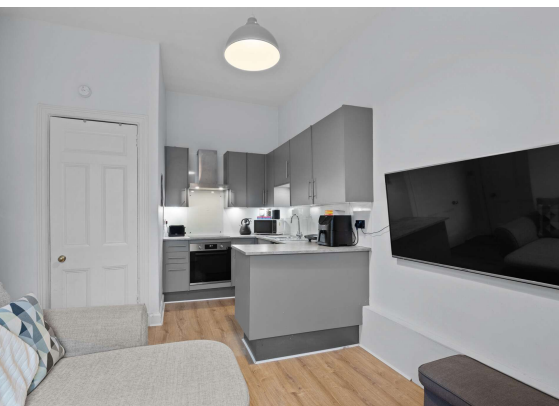




23(2F2) Hillside Street Hillside Street
Edinburgh, EH7 5HD

- Modern interior offering; Two double bedrooms, Bathroom and open plan Kitchen/Living Room
- Gas Central Heating & Single Glazing
- Secure entry phone system
- EPC: C
- Council tax band:C





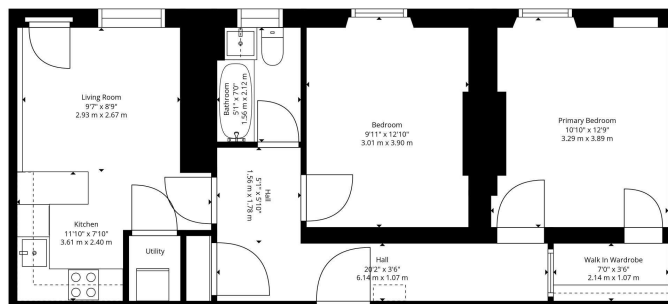
This is a most attractive and exceptionally well-presented second-floor, two-bedroom flat (No. 2), forming part of a well-maintained traditional stone-built tenement in the highly sought-after Hillside area of central Edinburgh. The property has been thoughtfully modernised, resulting in a bright, well-proportioned home ideal for first-time buyers or those seeking an excellent investment opportunity. With full gas central heating and single glazing, the flat offers a warm and comfortable living environment throughout the year.

The accommodation comprises: a welcoming hall with useful storage cupboard; a bright living room with an open-plan modern kitchen fitted with contemporary base and wall units, electric hob, oven, cooker hood, freestanding space for a washing machine, and ample worktop space. This stylish open-plan area enjoys an elevated outlook over Hillside Street. There are two double bedrooms, with the principal bedroom benefiting from a generous walk-in cupboard offering excellent hanging and storage space. The bathroom

is fitted with a modern three-piece suite and an electric shower over the bath, finished with sleek subway tiling.

Location:

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 Omni Centre located nearby and offers 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 and these including Princes Street Gardens and the Royal Botanical Gardens which offer many pleasant walks. The Waverley Railway Station provides an excellent rail link and local public transport is well served by an excellent Tram services which operates and link to Edinburgh Airport and a regular Bus services which runs to and from the city centre and to the



TOTAL: 670 sq. ft, 62 m²
1st floor: 570 sq. ft, 52 m²
EXCLUDED AREAS: WALLS: 74 sq. ft, 7 m²
Measurements deemed highly probable but not guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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