

2F2,30 Hillside Crescent

HILLSIDE, EDINBURGH, EH7 5EF



*MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT
THIS THREE-BEDROOM FLAT IN HILLSIDE CRESCENT*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in Hillside Crescent. The property is in walk-in condition and offers generous proportions throughout, making it an ideal purchase for first-time buyers, professionals, or investors seeking a well-located, low-maintenance home.

THE PROPERTY

Inside, the property comprises a spacious living area with wooden flooring, modern shutter blinds, and a feature fireplace, offering an excellent balance of style and comfort.





THE PROPERTY

There is a fully equipped kitchen/diner featuring a Bosch double oven, an integrated wine cooler, and access to a separate scullery with free-standing white goods.





THE PROPERTY

There are three well-proportioned bedrooms, including two large doubles and a third versatile bedroom suitable for home working or guest use.

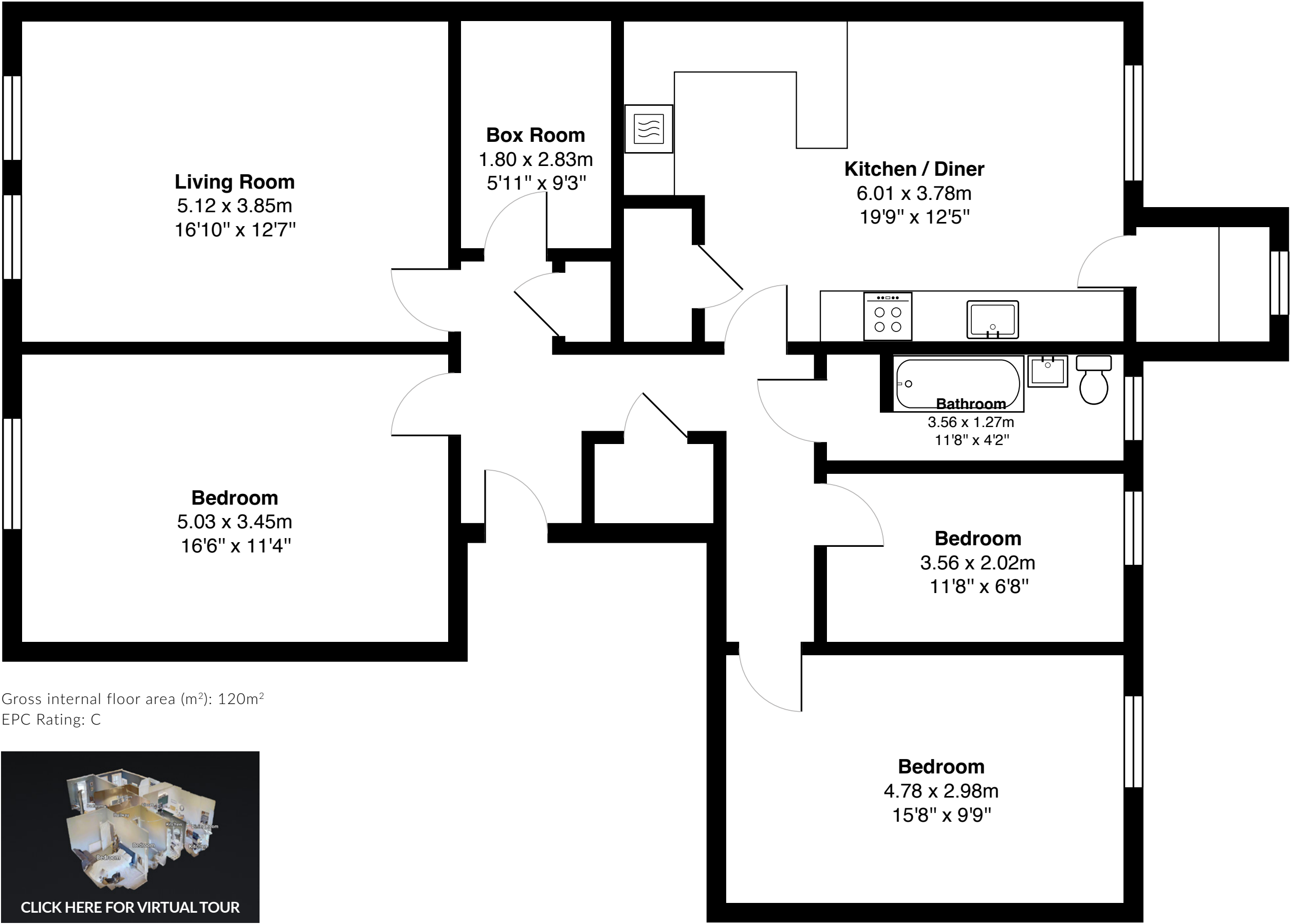




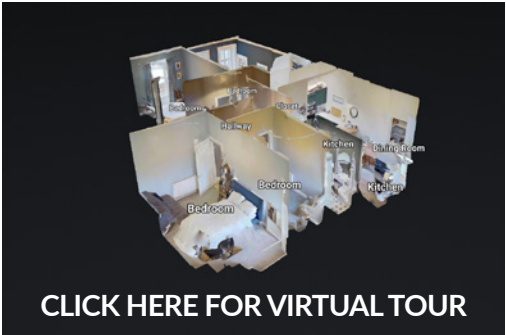
THE PROPERTY

The internal accommodation is completed by a modern bathroom, boasting a contemporary finish and a shower over bath. A box room provides additional storage space, and the hallway includes built-in cupboard storage for everyday practicality.





Gross internal floor area (m²): 120m²
EPC Rating: C



THE PROPERTY

In addition to this the property benefits from on-street permit parking and a communal garden area.

This is a rare opportunity to acquire a well-presented, centrally positioned flat in a sought-after residential location.



THE LOCATION

Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape.

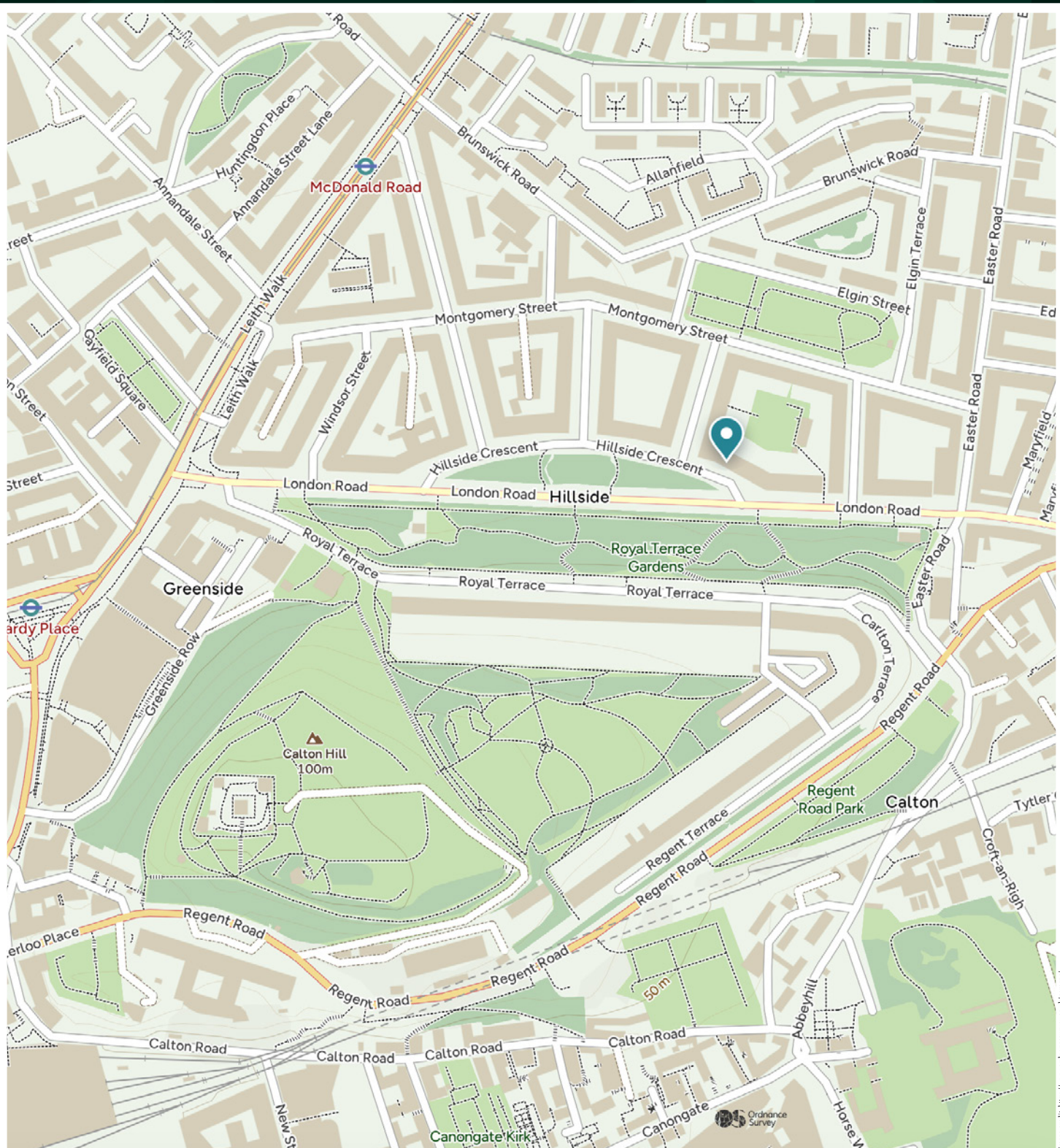
The property enjoys outstanding close proximity to all that the inspiring Capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.



THE LOCATION

The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram stops at Picardy Place and McDonald Road, which provides quick and convenient travel to Edinburgh Airport and Newhaven. Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.





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