

19 Hillside Street

Hillside, Edinburgh, EH7 5HD



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Welcome to a substantial main-door duplex apartment set within a traditional Victorian building

in highly sought-after Hillside, offering generous living space, four double bedrooms, two further adaptable rooms for creative use, two bathrooms, and well-maintained private gardens. Covering 2200 square feet, this outstanding main-door duplex apartment offers a wealth of space that is beautifully presented throughout in attractive neutral tones for a walk-in condition.



A highly desirable location

A substantial duplex

apartment covering 2200 sqft

The property has all the benefits of period architecture – the large rooms with high ceilings – coupled with modern sensibilities and a high degree of versatility. It has a quality dining kitchen, bathroom, and shower room, and is finished to impeccable standards. Positioned on the ground and lower ground floor of a traditional building, it also benefits from private gardens to the front and rear. Furthermore, this property has a highly desirable location in Hillside, forming part of the prestigious New Town conservation area. It is a short stroll from the bustling shops and restaurants of both Leith Walk and the St James Quarter, and it is within brisk walking distance of the city centre. Idyllic green spaces are also close by, along with schools and fantastic transport links, which includes a nearby tramline to the city centre and airport.



General Features

- A substantial duplex apartment presented in walk-in condition
- On the ground and lower ground floor of a traditional building
- In sought-after Hillside within the New Town conservation area
- A wealth of accommodation covering 2200 square feet
- Neutral interior design and quality finishings throughout

Accommodation Features

- Private main-door entrance
- Traditional vestibule and hall with two store cupboards
- Spacious living room with a fireplace and bay window
- Large dining kitchen that is generously appointed
- Lower hall with storage and boot room
- Four double bedrooms that are bright and spacious
- Two highly adaptable rooms, ideal as a gym and office
- Modern 3pc family bathroom with an overhead shower
- 3pc shower room with direct access to the rear garden
- Gas central heating and a mix of double and single glazing

Exterior Features

- Low-maintenance front garden with established hedgerows
- Fully-enclosed rear garden with a patio and a timber deck
- Controlled permit parking is available (Zone N1)



An immaculate

first impression

Nestled behind a low-maintenance front garden shielded by established hedgerows, the home's private front door opens into a traditional vestibule then into a hall with two store cupboards. Crisp neutral décor and wood-style flooring create an immaculate first impression, drawing you in whilst hinting at the high-quality interiors to follow.



Enjoying a minimalist-inspired style, the living room is adorned in white décor set against the warm glow of varnished wooden floorboards – an effective look that is ideal for new buyers. It has a spacious footprint for lounge furniture and a handsome fireplace as a focal point for arranging sofas. Intricate cornice work draws attention to the high ceiling, whilst a bay window brings an abundance of natural light into this most elegant reception space.

Spacious living quarters

with minimalist-inspired styling

Large dining kitchen

for dinner parties



The dining kitchen echoes the aesthetic of the living area, and it is just as large as well, offering plenty of room for lively dinner parties. It features a generous array of white cabinets and complementary worktops, backed by on-trend metro splashback tiles. It has additional built-in storage and comes with a range of appliances (integrated induction hob and oven/grill, freestanding fridge/freezer, washing machine, and tumble dryer).



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The bedrooms

Four large doubles and two additional flexible rooms

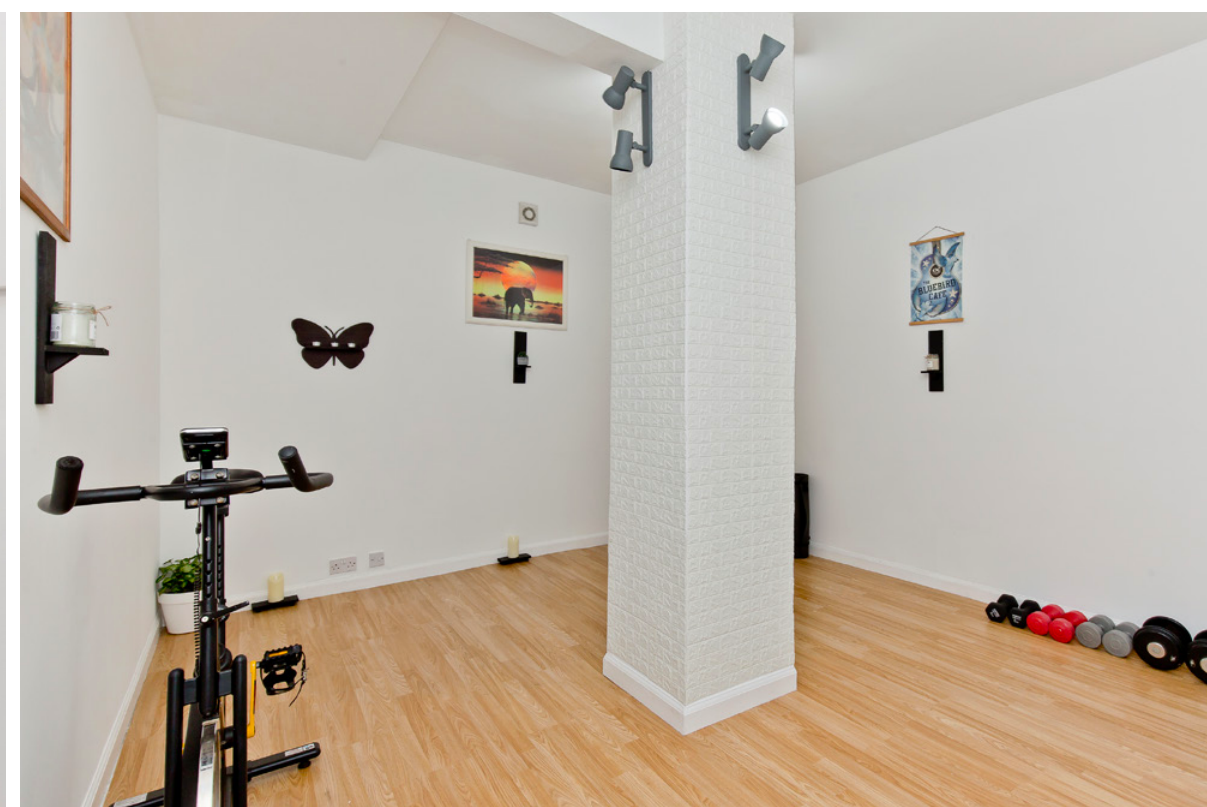
The four double bedrooms are all wonderfully bright and spacious, enjoying white decoration and easy-to-maintain floors. Each room offers lots of floorspace too, accommodating a wide choice of furnishings. The principal and second bedrooms are on the ground floor, whilst on the lower ground floor is bedroom three (with a tasteful accent wall) and bedroom four, which is organised as an office, highlighting the adaptability of this exceptional property.





Lower ground level

Also at the lower level, there is a boot room leading to the building's communal stairs, a large and versatile home gym, and another flexible room that promises a wealth of creative uses. With so much malleable space on offer, the home ensures it has plenty of scope to meet the growing and ever-changing needs of families.



A shower room with direct access to the rear garden

On the ground floor, a spacious family bathroom is equipped with a hidden-cistern toilet, a pedestal washbasin, and a bath with an overhead shower – all enveloped in attractive white tiles. The lower ground-floor shower room is also tiled and equally spacious. It has a three-piece suite and the convenient feature of direct access to the rear garden – perfect during those hot summer months.



Bathrooms

Modern 3pc
family bathroom
with an overhead
shower

The property has gas central heating, alongside double glazing and traditional single-glazed windows.

Extras: all fitted floor and window coverings, light fittings, an integrated induction hob and oven/grill, a freestanding fridge/freezer, a washing machine, and a tumble dryer to be included in the sale.



Designed for summer dining

Well-kept private gardens



In addition to the front garden, the home also has a fully-enclosed rear garden which is laid with a patio and timber deck for ease of maintenance. It is a lovely space for relaxing and dining in the sun. For added practicality, the property falls within a controlled permit parking area (Zone N1), ensuring residents have priority to park.

Property Name

19 Hillside Street

Location

Hillside, EH7 5HD

Approximate total area:

204.4 sq. metres (2200.0 sq. feet)

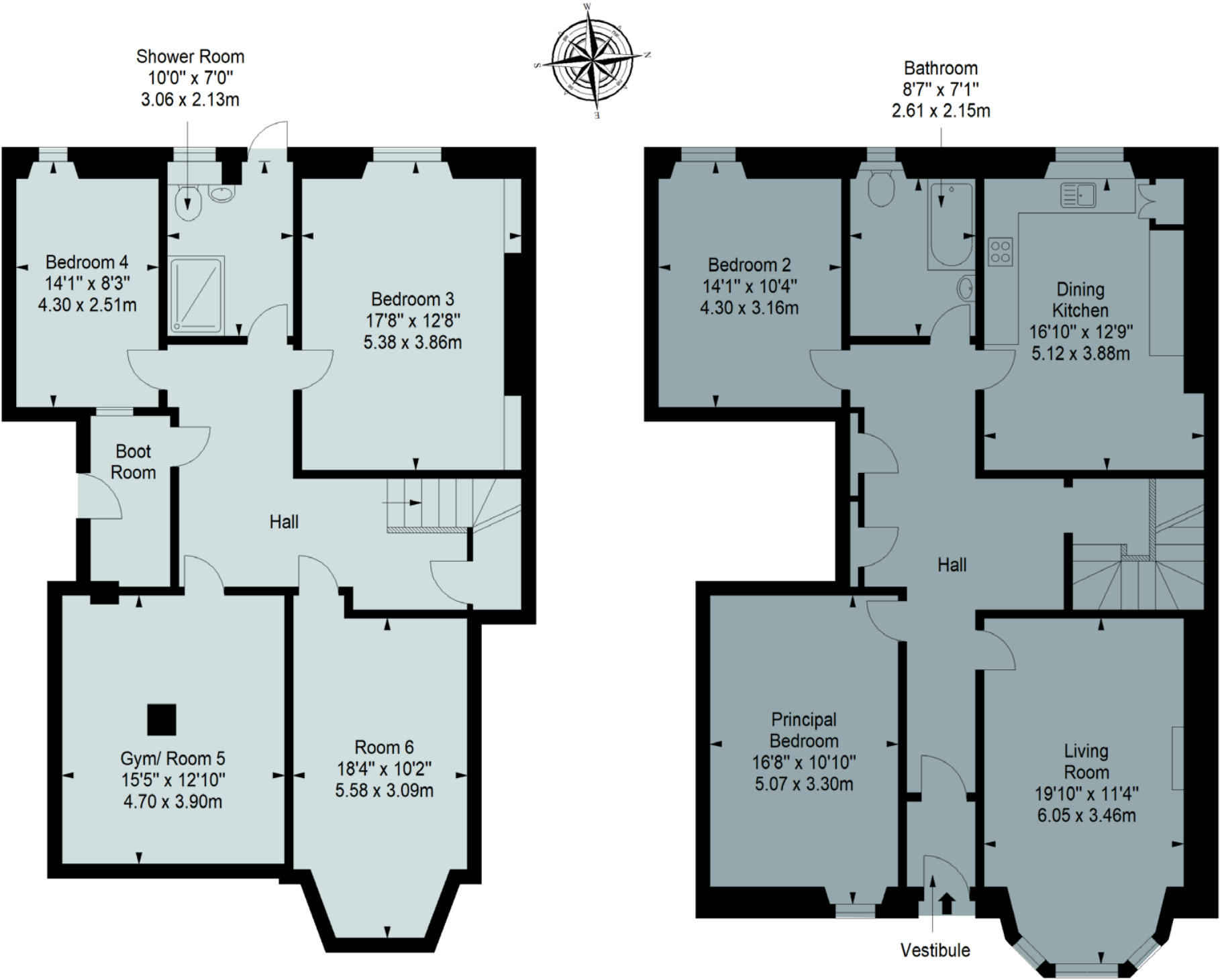
The floorplan is for illustrative purposes.
All sizes are approximate.

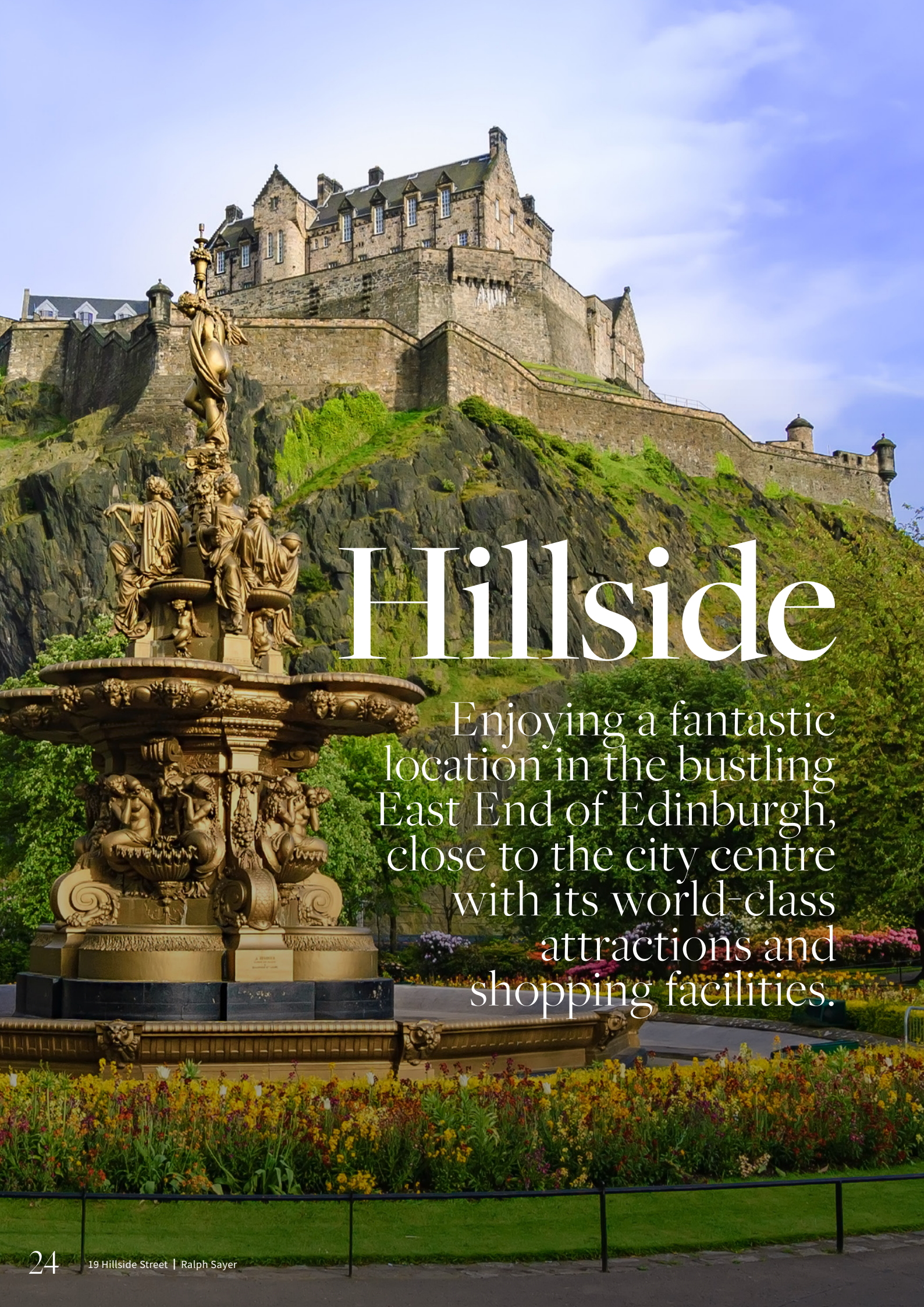
- Lower Ground Floor
- Ground Floor

EPC Rating - C

Council Tax Band -E

Home Report Value - £650,000





Hillside

Enjoying a fantastic location in the bustling East End of Edinburgh, close to 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. There is an excellent range of local amenities including various independent food stores, a variety of retail outlets, a Post Office, medical centre and banks, and within walking distance is Princes Street, offering a wealth of designer and High Street shops. Edinburgh's historic Old Town and New Town are within walking distance and the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants and trendy bistros, is the ideal place to socialise. For picnics and tranquil walks the open spaces of Arthur's Seat, Holyrood Park and Calton Hill

are all within easy reach and the nearby Omni Centre offers a range of entertainment and leisure activities including a multi-screen cinema, a gym and various restaurants. Many cultural activities are also on offer in the surrounding area including theatres, art galleries and museums. Hillside falls under the catchment area for good local schooling at primary and secondary level, while a number of the capital's independent schools are within easy reach. The area is well served by day and night buses with regular services to the city centre and is within walking distance to the tram line and Waverley Train Station, making commuting fast and convenient, no matter where you are travelling to.

Let us help you find your next
dream property!



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