


COULTERS[©]

7 HILLSIDE STREET

HILLSIDE, EDINBURGH, EH7 5HD

 4 BED

 2 BATH

 2 PUBLIC









TAKE A LOOK INSIDE

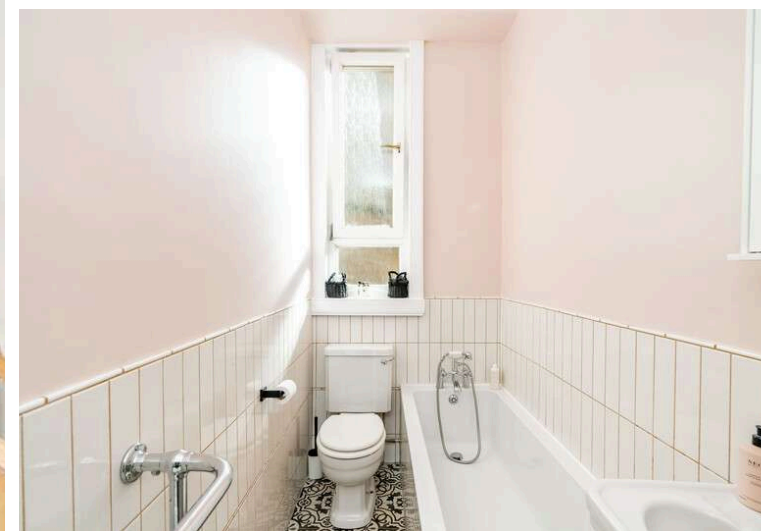
Forming part of a traditional Victorian tenement, this ground and garden level property is beautifully presented throughout and boasts wonderful period features and proportions. Situated on a residential street within an attractive conservation area in popular Hillside, this substantial home has a superb city centre location close to an unbeatable selection of amenities.

With a private maindoor set back from the street, the property has a charming entrance vestibule with original tiling. There is a beautifully presented living room which has high ceilings, cornicing, bay window with working shutters and fireplace with AGA wood burner. The stylish fitted kitchen/dining room with integrated appliances, solid oak worktops and a large pantry cupboard is situated at the rear of the property with a sunny east facing aspect. Two versatile double bedrooms are also positioned on the ground floor and are currently used as a study and playroom. The family bathroom is tastefully decorated with traditional style fittings paired with statement tiling.

Downstairs, there are two further generous double bedrooms available with the principal bedroom having the luxury of a walk-in-wardrobe as well as direct access to a lovely private decked, courtyard with exposed stone backdrop and lighting.

KEY FEATURES

-  Maindoor apartment set over two levels
-  Four bedrooms plus very large box room
-  Private courtyard plus access to shared garden
-  Permit parking available
-  Tram stop and bus links nearby
-  Short walk to St James Quarter & Waverley Station



The box room, which is set up as a nursery at present, is extremely spacious and planning permission has been sought to add a window which would establish the space formally as a bedroom. Further details can be made available upon request. A modern, fully tiled shower room is also conveniently positioned downstairs.

From the lower hall, direct access is available to the well-kept shared garden at the rear of the building. Residents are also eligible to apply for membership to Regent Gardens for a modest annual fee. On-street parking is available by way of a residents parking permit and there are public EV charging points around the corner on Montgomery Street.

The property has gas central heating and double glazing throughout.



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THE LOCAL AREA

The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter. There is a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and Holyrood Park are nearby.

The tram line is close by, providing swift access to the West of the City and the airport and a wide variety of buses run along London Road and Leith Walk. The area is well served by a huge selection of cafes, bars and restaurants including Joseph Pearce's and Herringbone.

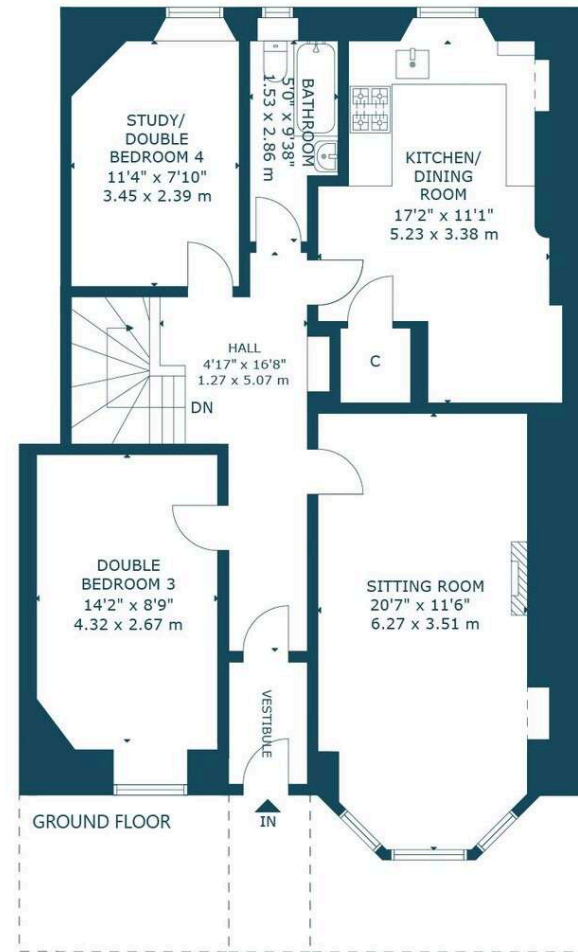
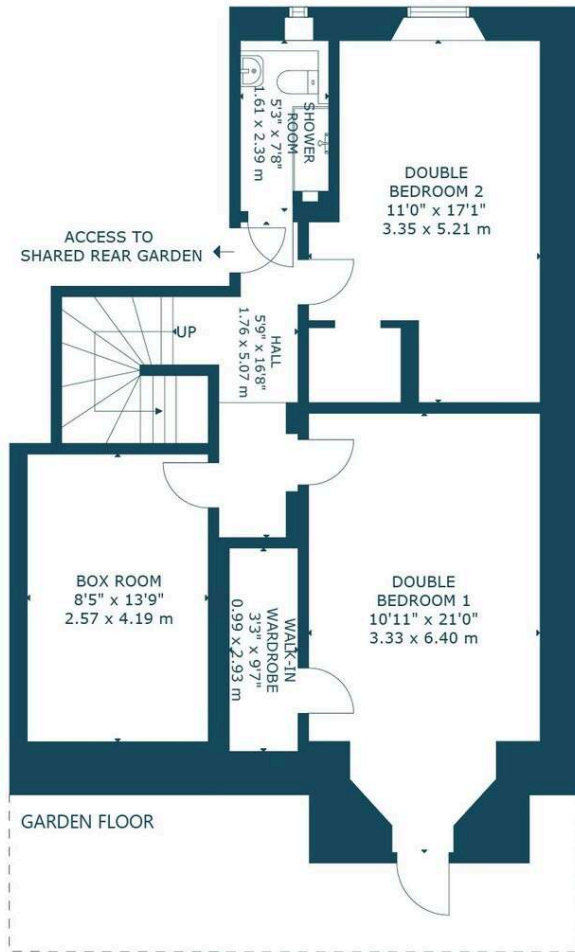
For shopping requirements, there is the infamous Valvona & Crolla on Elm Row, a Scotmid and Lidl on Easter Road and a large Sainsbury's at Meadowbank Shopping Park. The property sits in the catchment area for Leith Walk Primary School and Drummond Community High School, whilst many of Edinburgh's renowned private schools are in walking distance or a short bus journey away.

EXTRAS

All curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. The mounted TV in bedroom one does NOT form part of the sale.







7 HILLSIDE STREET, HILLSIDE, EDINBURGH, EH7 5HD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1566 SQ FT / 145 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.