

# 15/5 WELLINGTON STREET

HILLSIDE, EDINBURGH, EH7 5EE

2 BED

1 BATH

1 PUBLIC





## TAKE A LOOK INSIDE

Located in the charming Hillside area of Edinburgh, this stylish second-floor flat combines modern comfort with traditional charm. The property offers two spacious double bedrooms, a versatile box room ideal as a home office or nursery, and a thoughtfully designed layout perfect for modern living.

At the heart of the home is a contemporary dining kitchen, featuring shaker-style cabinetry, integrated appliances, and ample space for entertaining or family meals. A separate utility room adds practicality, providing a discreet space for laundry and storage, while helping to keep the main kitchen area uncluttered.

## KEY FEATURES



Sylishly presented second floor flat.



Well maintained shared rear garden.



Within walking distance of St James Quarter.



EPC Rating - C



Two double bedrooms plus box room.



On street permit parking.



Tram stop located nearby on Picardy Place.



Council Tax Band -D





The generous living room is filled with period features including cornicing and feature fireplace, natural light and offers a warm, inviting space to relax or host guests. The bathroom has been tastefully upgraded, featuring a modern white suite with stylish tiling and quality fixtures, creating a calming and functional space.

The property also enjoys access to a beautifully maintained shared rear garden-a peaceful retreat in the midst of the city. On-street permit parking is available, adding convenience for residents. The property further benefits from gas central heating and double glazing throughout and a secure door entry system.







## 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.

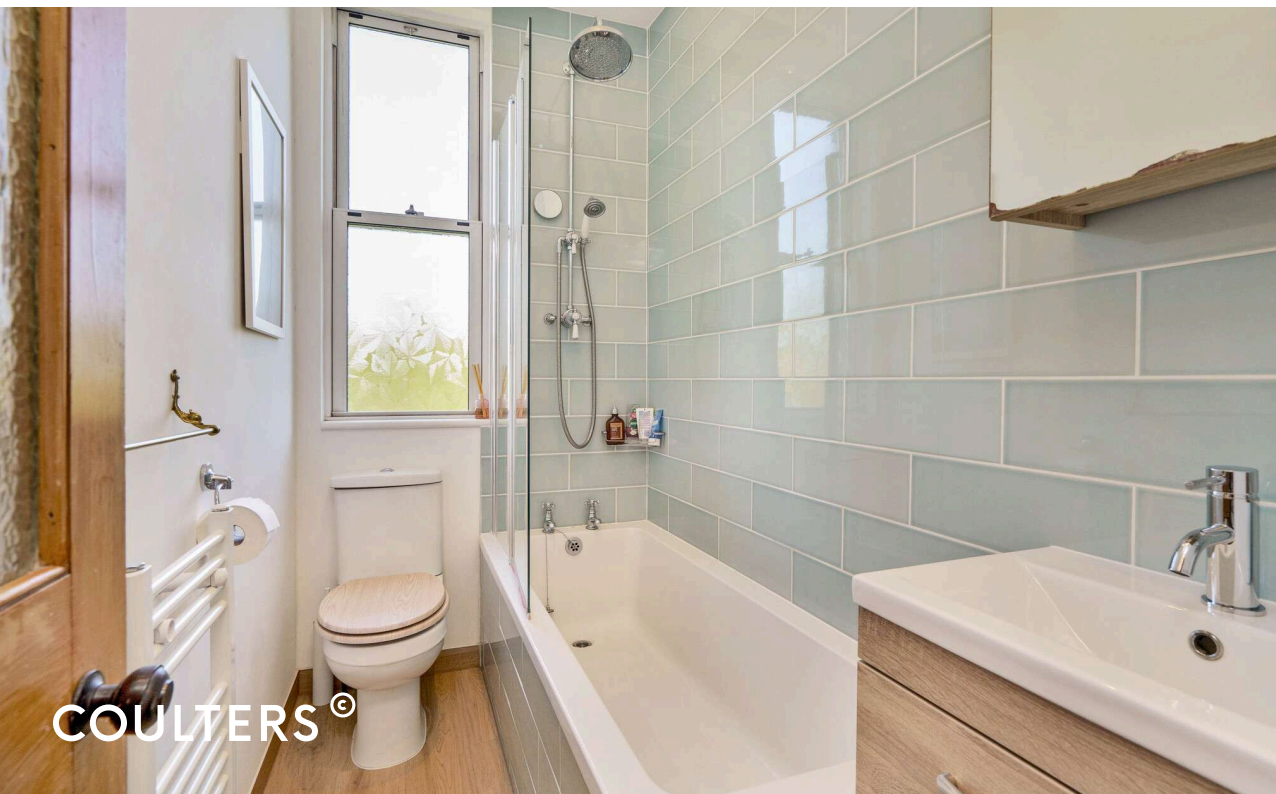
There is a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and neighbouring Holyrood Park are close by.

The tram line is close by, providing swift access to the west of 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 fashionable cafes, bars and restaurants including Joseph Pearce's and Herringbone. For shopping requirements, there is a Scotmid on Easter Road and a Tesco on Leith Walk.

## EXTRAS

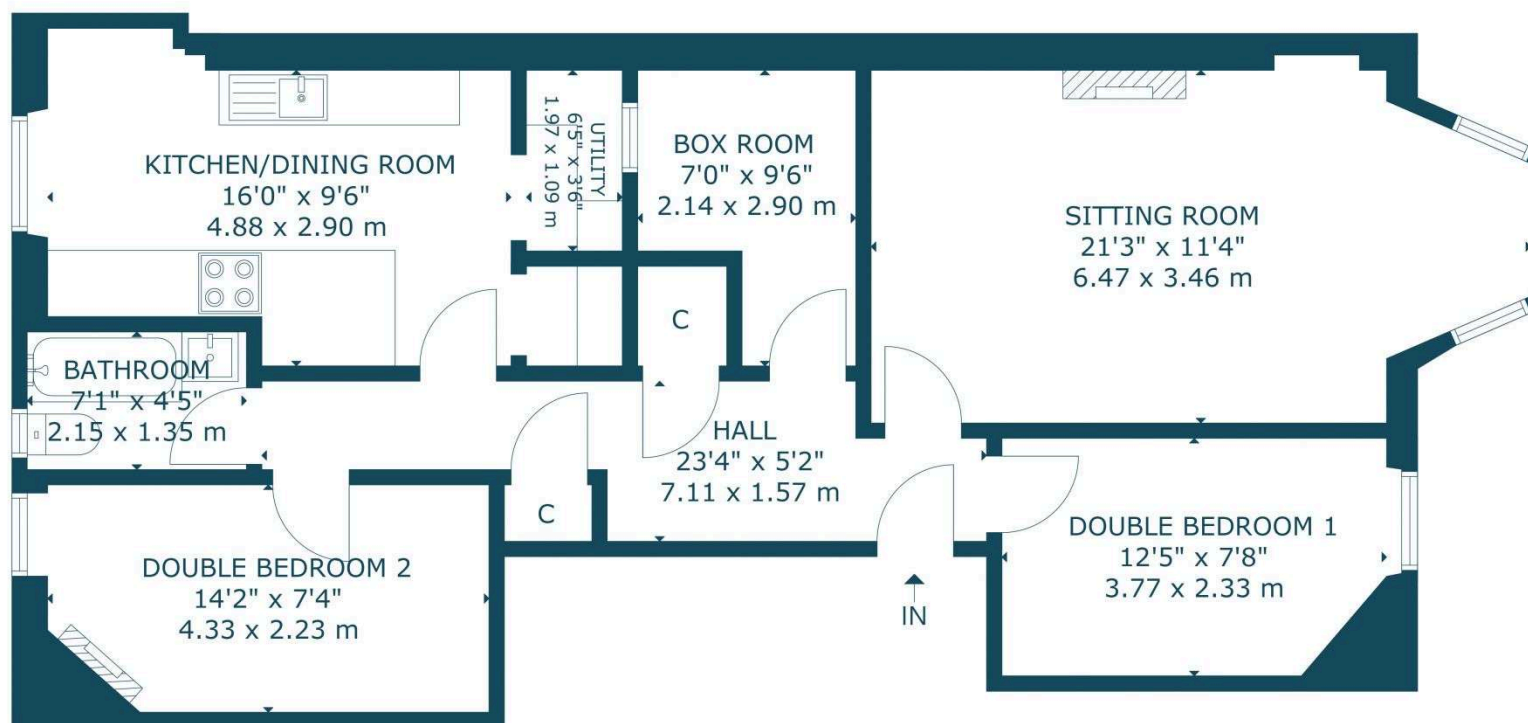
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.











SECOND FLOOR

15/5 WELLINGTON STREET, HILLSIDE, EDINBURGH, EH7 5EE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 835 SQ FT / 77 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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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.