

COULTERS<sup>©</sup>

# 29 (2F1) HILLSIDE STREET

HILLSIDE, EDINBURGH, EH7 5HD

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

29 (2F1) Hillside Street is a charming second-floor, two bedroom flat nestled in the desirable Hillside area. The location is excellent, just a short walk from the top of Leith Walk and St James Quarter, with superb local amenities including numerous cafés, restaurants, shops, and easy transport links.

The flat itself is well presented and retains plenty of character. High ceilings and generous proportions give a feeling of space, with excellent natural light throughout.

## KEY FEATURES



Second floor flat in traditional tenement.



Two double bedrooms one with en suite WC.



Shared gardens to the rear.



Permit parking available.



Wonderful shops, cafes and restaurants nearby.



Fifteen minute walk to Waverley train station.

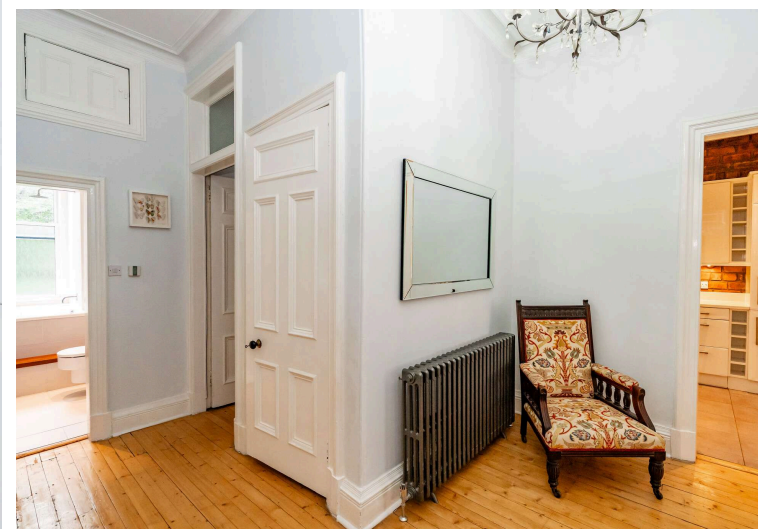


EPC Rating - C



Council Tax Band - C





The accommodation feeds off a generous entrance hall and comprises: a bright and spacious sitting room with bay window, a handsome feature fireplace, cornicing and Edinburgh press; a fitted kitchen with ample worktop space and underlit cabinetry; two well-proportioned double bedrooms, one of which benefits from a built-in wardrobe and an en-suite WC; and a well-appointed bathroom with a luxurious Japanese style soaking bath and overhead shower. Ample storage is provided via cupboards off the hall.

The property has gas central heating with traditional cast iron radiators throughout. The windows are double glazed.

To the rear of the property, accessed via the communal stair, is a shared garden. On-street permit parking is available.







## THE LOCAL AREA

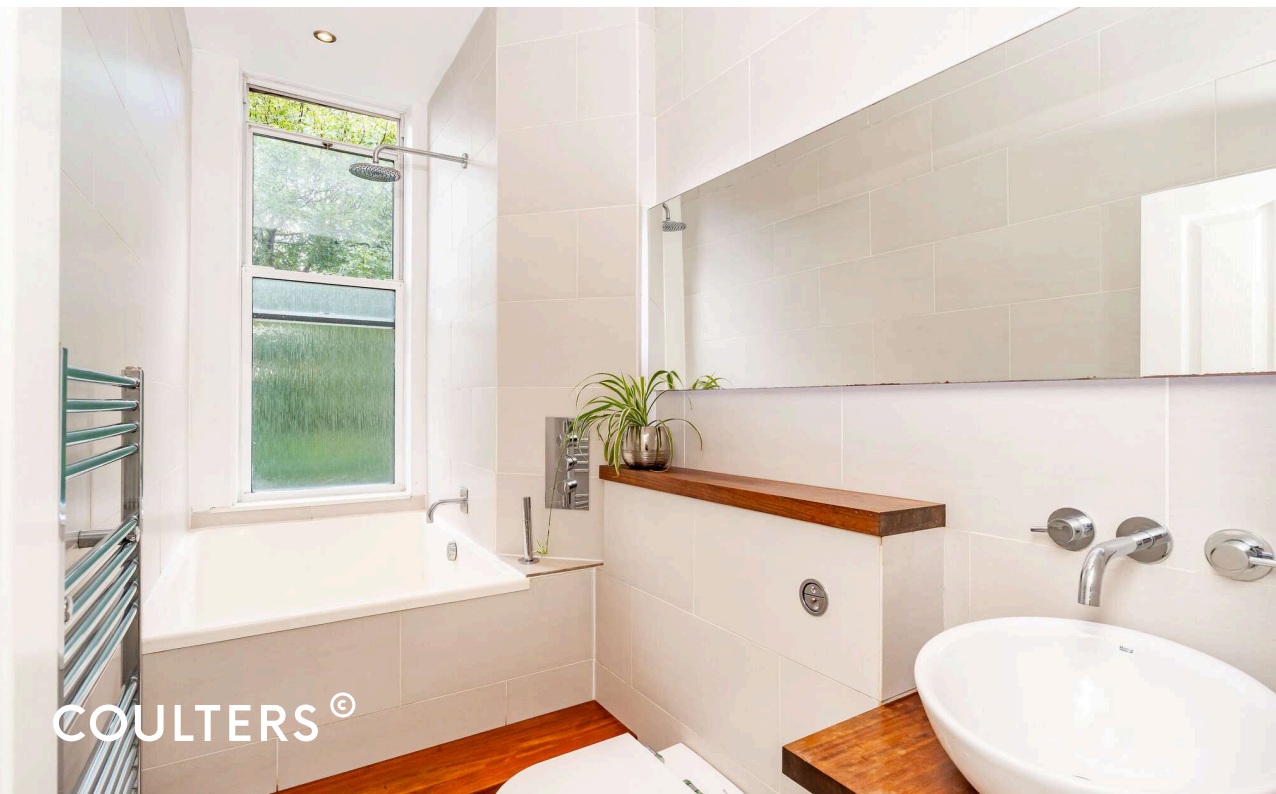
The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter, and just moments from Easter Road, with its bustling cafes, supermarkets and independent shops.

There are many beautiful parks in the vicinity including London Road Gardens, Montgomery Street Park and the well-known destinations of Calton Hill and Holyrood Park. The tram line is just a ten minute walk away, providing swift access to the West of the City and the airport and a wide variety of buses run along London Road.

The area is well served by a vast selection of cafes, bars and restaurants including Herringbone, Twelve Triangles and Valvona and Crolla. For shopping requirements, there is a large Sainsbury's and Lidl at Meadowbank Shopping Park.

## EXTRAS

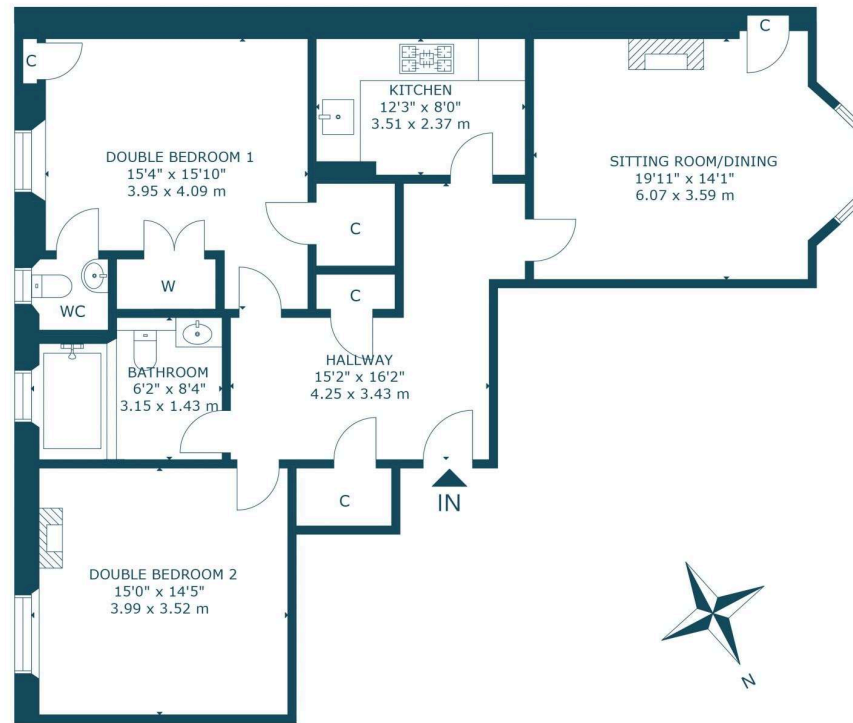
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.











SECOND FLOOR

29 (2F1) HILLSIDE STREET, EDINBURGH, EH7 5HD  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 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.