










Offers Over

£275,000

17/10 Hillside Street

Hillside | Edinburgh | EH7 5HD

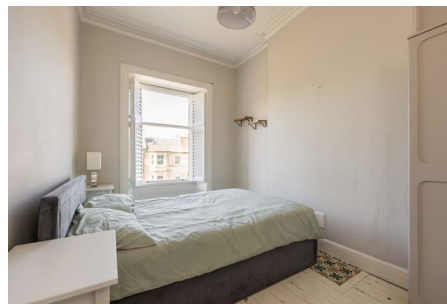
An excellent opportunity has arisen to purchase this spacious and beautifully presented top floor flat forming part of a handsome tenement in the heart of the desirable Hillside district and within walking distance of the city centre. The property is presented to the market in move-in condition and internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  2 Public Rooms
-  1 Shower Room
- Box room
-  Permit/metered parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway, spacious and bright reception room with useful box room/study located off, modern fitted kitchen with ample space for dining table and chairs together with built-in storage cupboard, light and airy double bedroom and contemporary stunning shower room with rainfall shower. Further benefits include gas central heating.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, fridge freezer and washing machine. Other items of furniture may be available by separate negotiation.

Gardens & Parking

There is a well maintained communal garden located to the rear together with permit/metered parking to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

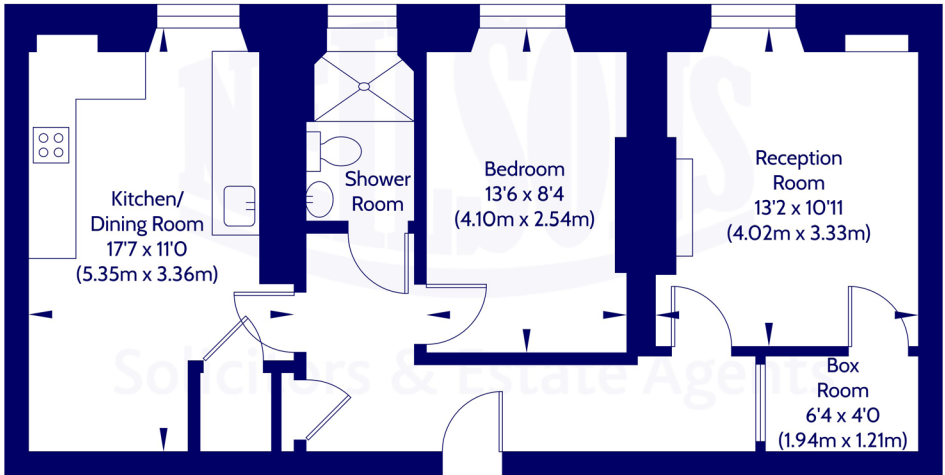
Hillside Street forms part of the cosmopolitan Hillside district of Edinburgh which enjoys a fantastic central location less than a mile from the City Centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity and both Princes and George Street are within comfortable walking distance. Frequent bus and tram services provide links to many parts of the City and Waverley railway station is close at hand. For those travelling further afield, the City Bypass is also easily accessible providing links to central Scotland's main motorway network. There is an abundance of entertainment opportunities nearby, including The Playhouse and the Omni Centre which houses a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym and an excellent choice of restaurants.





Approx. Gross Internal Floor Area 56 Sq M / 606 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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