



11 1f3 Hillside Street, Edinburgh, EH7 5HD



## Welcome

Welcome to Hillside Street, occupying a desirable first-floor position within a traditional Edinburgh tenement, this attractive one-bedroom flat offers bright and well-proportioned accommodation in the highly sought-after Hillside district, within easy reach of the city centre and a wealth of local amenities. The accommodation is accessed via a secure entry system and comprises a welcoming entrance hall leading to a spacious and comfortable sitting room, ideal for both everyday living and entertaining. The generous double bedroom enjoys excellent natural light, while the dining kitchen provides ample space for cooking, dining and socialising. A particularly useful box room offers flexible additional accommodation and would be ideally suited as a home office, study, dressing room or valuable storage space. The property is completed by a well-appointed bathroom and benefits from excellent storage. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Living room featuring a bay window and fireplace
- Dining kitchen with utility off
- Box room
- Double bedroom
- Stylish bathroom presented as a shower room
- Gas central heating
- Sash and case windows
- Permit and metered parking available
- Communal gardens





## Hillside

---

Hillside is a vibrant and highly desirable residential area situated just east of Edinburgh's city centre. The property is conveniently positioned for access to an excellent range of local shops, cafés, restaurants and supermarkets, while the nearby St James Quarter, Edinburgh Playhouse and Calton Hill offer an abundance of leisure and cultural attractions. Excellent public transport links, including bus, tram and rail services, provide swift connections throughout the city and beyond.

## Extras

---

The integrated kitchen appliances, blinds and fitted floor coverings are included.



# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

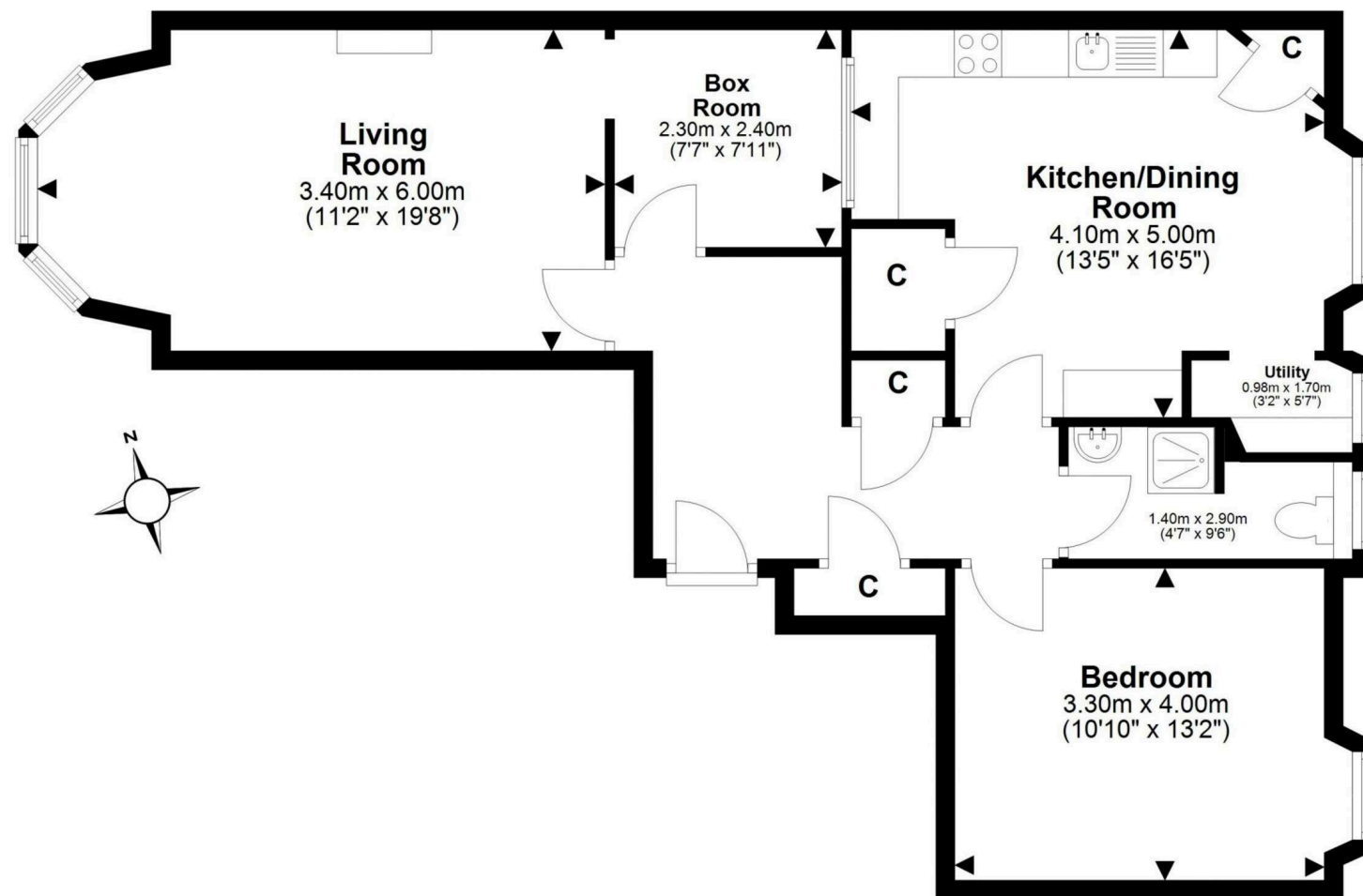
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.