COULTERS ©

21/6 HILLSIDE CRESCENT

HILLSIDE, EDINBURGH, EH7 5EB

2 BED 1 BATH 1 PUBLIC

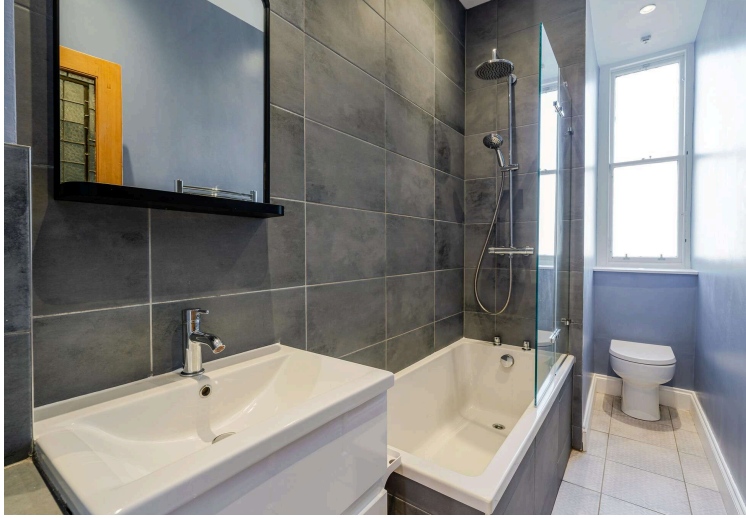
COULTERS ©

TAKE A LOOK INSIDE

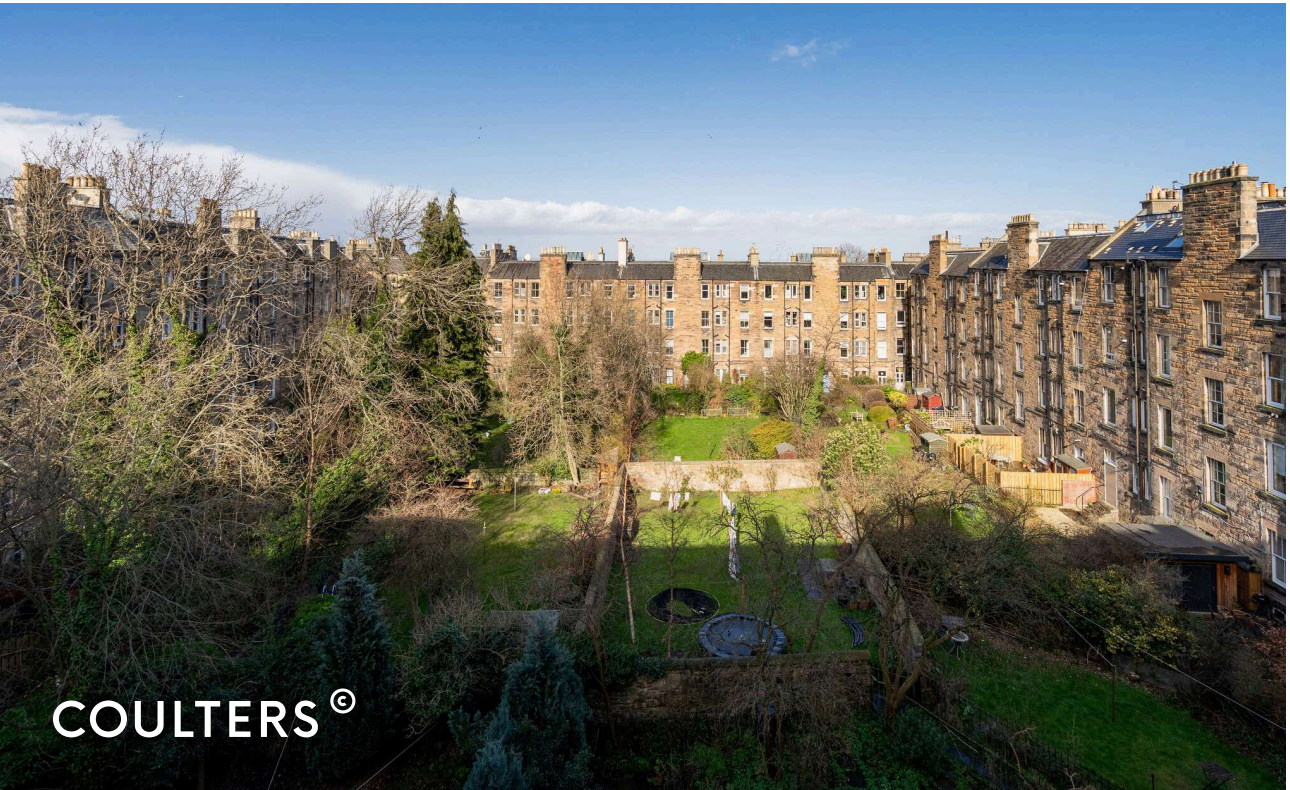
Welcome to this exceptionally bright and very spacious top-floor flat, beautifully presented and carefully renovated to offer contemporary style while maximising light and space. Set in the highly desirable Hillside area of Edinburgh with pleasant views over to London Road Gardens, the sitting room is a standout feature of this home, with its elevated aspect, generous proportions, a charming feature fireplace and a traditional Edinburgh press that adds character and practical storage.

KEY FEATURES

- Beautifully upgraded top floor flat.
- Two generous double bedrooms.
- Shared rear garden and in walking distance of Holyrood Park.
- On street permit parking.
- Within a short stroll of St James Quarter amenities.
- Tram stop nearby.
- EPC Rating - D
- Council Tax Band - D



The heart of the home is the large, modern dining kitchen, designed for everyday living and entertaining alike. There is ample space for a dining table, and the kitchen is complemented by a useful pantry store as well as a separate utility room to keep everyday chores neatly organised. Two very generous double bedrooms continue the theme of light and space, each offering comfortable accommodation and flexibility for wardrobe and home working arrangements. The modern, fully tiled bathroom is finished to a high standard and features an overhead shower, creating a stylish and functional space for daily routines. This wonderful home combines classic architectural charm with contemporary updates, making it an outstanding opportunity for those seeking an impressive, move-in ready Edinburgh city residence.



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.

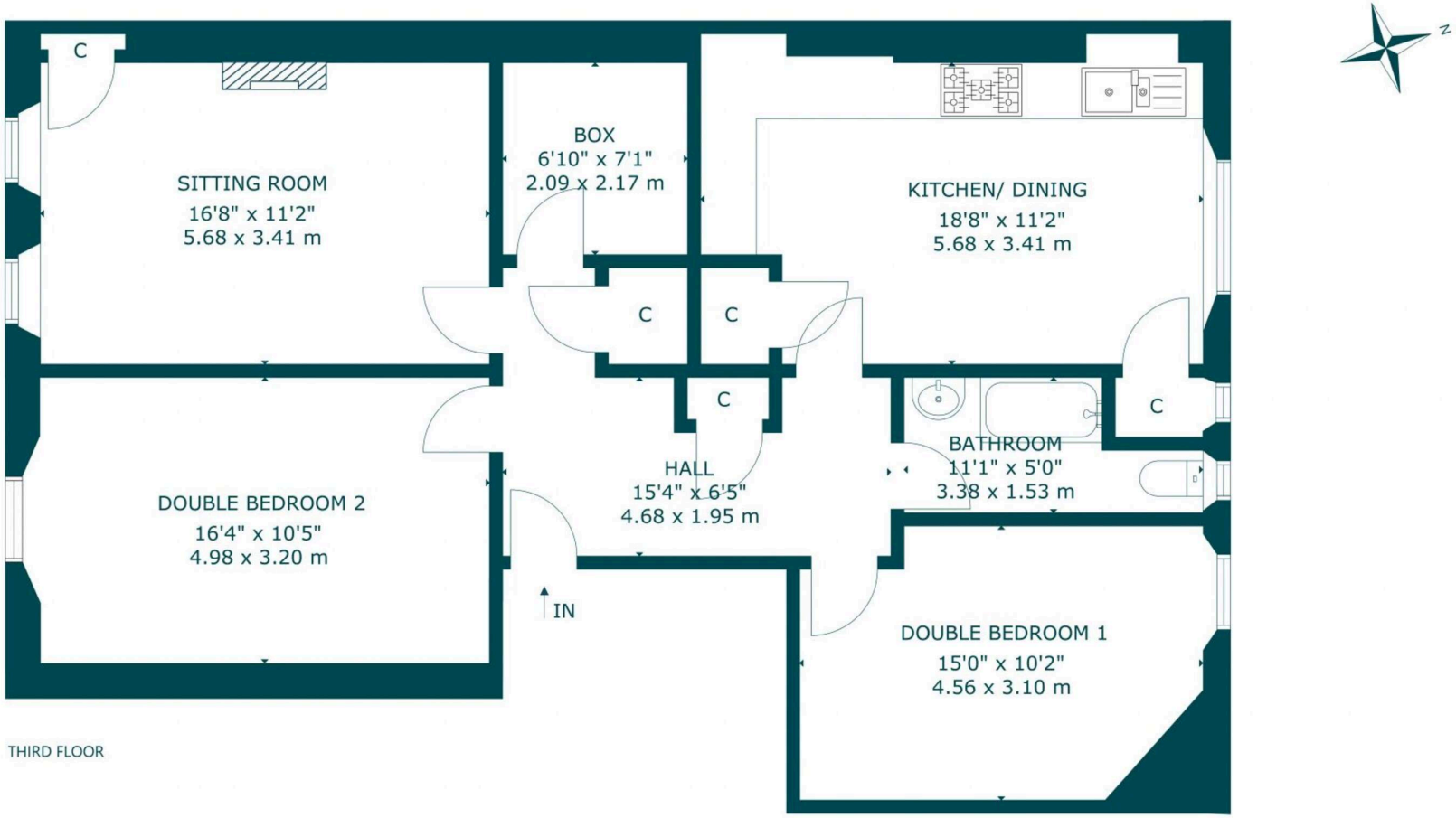
The area is well served by a huge selection of fashionable cafes, bars and restaurants including Joseph Pearce's and Herringbone. For shopping requirements, there is a Scotmid on Easter Road and a Tesco on Leith Walk.

EXTRAS

All blinds, light fittings , fitted flooring, white goods are included in the price.

HOME REPORT VALUATION: £410,000

COULTERS ©



THIRD FLOOR

21/6 HILLSIDE CRESCENT, HILLSIDE, EDINBURGH, EH7 5EB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 965 SQ FT / 90 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH

www.coulterspropertyc.co.uk
0131 603 7333
enquiries@coulterspropertyc.co.uk

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.