




COULTERS[©]

7/1 WELLINGTON STREET

HILLSIDE, EDINBURGH, EH7 5EE

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

7/1 Wellington Street is a beautifully presented ground and garden flat with a wealth of attractive period features, located in the popular residential area of Hillside, within walking distance of the city centre. The home has been lovingly upgraded by the current owner and benefits from not only a private garden to the front of the property, but a charming outlook over the manicured shared garden to the rear. The bay windowed sitting room is a warm and welcoming space, flooded with light from its westerly aspect. The original stone fireplace forms an impressive focal point in the room, whilst decorative cornice work, a press cupboard, wood panelling and the original wood floors add character.

KEY FEATURES



Beautifully presented ground and garden level flat.



Two attractive double bedrooms.



Front private garden and delightful shared rear garden.



Residents' on street permit holder parking.



Located in the popular residential area of Hillside.



Within a short walk of the city centre.



EPC Rating - D



Council Tax Band - D



The heart of the home is the kitchen/dining room with wall and base mounted cabinetry which incorporates a dual fuel range cooker, washing machine, dishwasher and a free-standing fridge/freezer. There is plenty of space for a dining table and chairs in the recess, whilst a handy pantry cupboard adds extra storage space. On the ground floor there is also a double bedroom to the rear of the property (with attractive fireplace), in addition to a stylish shower room (with a large walk-in shower enclosure, WC, wash hand basin and heated towel rail). There are also three further good sized storage cupboards. On the lower ground (basement) level, there is double bedroom one which has views over the lovely shared garden, in addition to a separate WC. Heating and hot water is provided by gas central heating. There is a west facing private garden to the front of the property. Access to the communal stair (and shared garden) can be gained from both levels. There is also a shared storage area in the communal basement. Residents' permit holder and metered parking is available on the street outside, along with two closed bike racks and EV charging points very close by.





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, fitted flooring and white goods are included in the price.

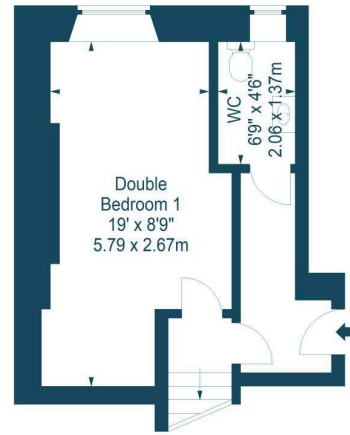
Please note the central light fittings in the living room and both bedrooms will be removed and replaced with pendant light fittings.



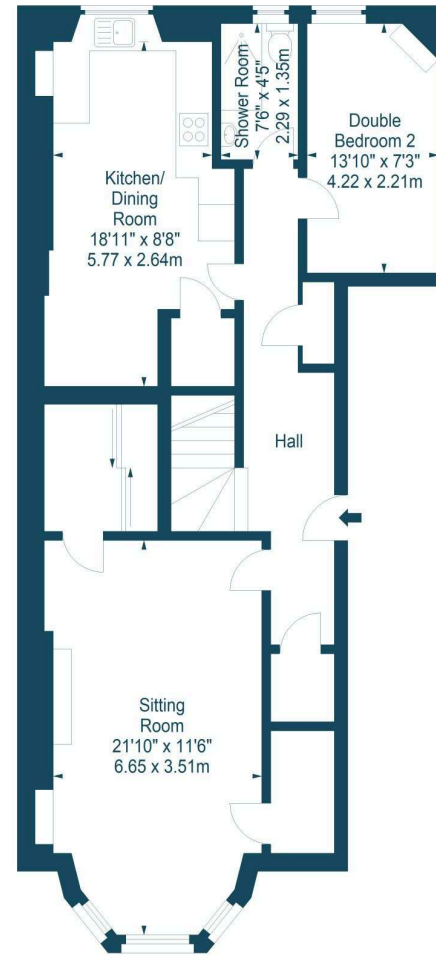
Wellington Street,
Edinburgh, EH7 5EE



Approx. Gross Internal Area
1103 Sq Ft - 102.47 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Basement



Ground Floor

GET IN TOUCH

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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.