



Fantastic Top floor flat



A fantastic top floor flat which has stunning open views to the front across the City to Arthur's Seat and Calton Hill. The property is a beautifully presented, two-bedroom, fifth floor apartment with sunny balcony and parking. It is situated in the popular Hillside area of Edinburgh, close to excellent local amenities and transport links as well as being a short distance to Holyrood Park. This property is extremely bright and airy with a particularly attractive sitting room separated from the dining/kitchen with glazed doors allowing the dining space lots of natural light. There is a good range of contemporary kitchen units with complementary worktops, integrated appliances and plenty of space for dining. There are two double bedrooms, one with fitted wardrobes and an ensuite shower room. There is also a smart family bathroom and hallway with storage and a utility cupboard.

Key Features

Communal entrance

Hall

Sitting room

Dining kitchen

Master bedroom with en-suite shower room

Double bedroom

Bathroom

Balcony

Gas central heating and double glazing

Good storage

Unallocated parking space in secure underground carpark

Part time Concierge service and access to gym

Entryphone and lift

Communal landscaped gardens

Factored by James Gibb approx. £400 - £500 per quarter and includes the maintenance of common areas, Concierge, gym, lift and buildings insurance

EWS1 rating A2



Hillside

The popular Hillside area of Edinburgh lies just to the east of the city centre. There is a superb range of local shopping outlets on hand, whilst Princes Street, The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema, can all be reached on foot. The fashionable area of Leith with its artisan cafes, gastro-pubs and award-winning restaurants, is also within easy reach. Local leisure and recreational facilities include the open spaces of Holyrood Park and a choice of health clubs. An efficient public transport network operates to most parts of the town and surrounding areas, including the forthcoming tram stop on nearby McDonald Street. The city bypass and main motorway networks are also within easy reach.



Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, electric induction hob, oven and extractor automatic washing machine and integrated fridge freezer are included in the sale (no warranties given).
Furniture to be negotiated if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£285,000

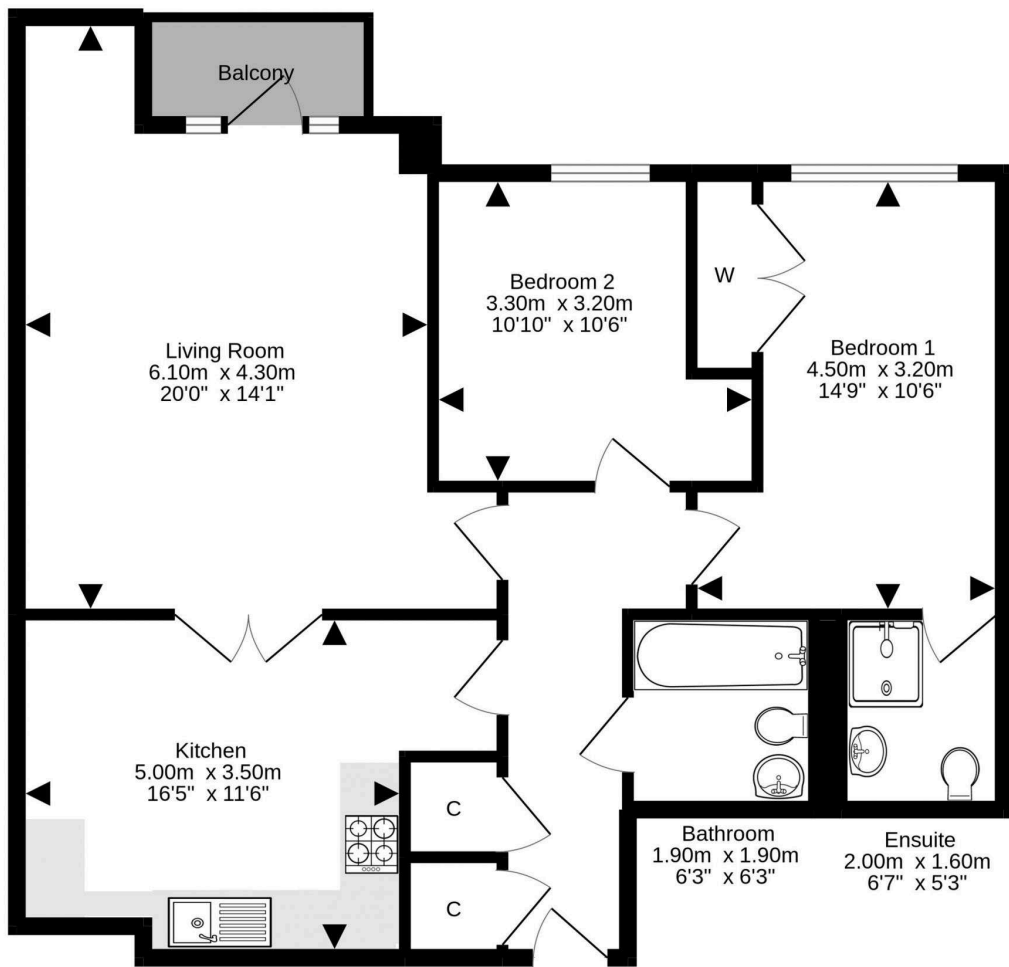
EPC Rating

B

Tenure

Freehold





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