

17/11 ELGIN TERRACE
HILLSIDE, EDINBURGH, EH7 5NW

CURRAN & CO
PROPERTY



17/11 ELGIN TERRACE

HILLSIDE, EDINBURGH, EH7 5NW

OFFERS OVER £175,000



'An ideal first-time purchase, the property boasts attractive period features, a generous living / dining room and is presented in move-in condition throughout'

- Charming Second Floor Victorian Tenement Flat
- Quiet Position Next to Montgomery Street Park
- Spacious Living Room with Dining Area
- Well-Equipped Kitchen & Separate Utility
- Generous Double Bedroom
- Windowed Bathroom
- Gas Central Heating & Double Glazing
- Shared Garden & On Street Parking



Description

Forming part of a Victorian tenement building situated a stone's throw from Montgomery Street Park, 17/11 Elgin Terrace is a charming, bright and spacious one-bedroom second-floor flat. An ideal first-time purchase, the property boasts attractive period features, a generous living / dining room and is presented in move-in condition throughout. Located within the sought-after Hillside district, the property is ideally positioned to take advantage of Leith's wide array of amenities whilst enjoying easy access to Edinburgh city centre.

Entered via a well-maintained communal stair with secure door

entry system, the accommodation comprises: entrance hall with large storage cupboard housing the washing machine, freezer and overhead storage; impressive living / dining room featuring original stripped wood flooring, a shelved press and an alcove ideal as a dining area or home office space; well-equipped kitchen fitted with base and wall-mounted units and a freestanding cooker; double bedroom with ample space for wardrobes; and a windowed bathroom with shower over bath. Further benefits include gas central heating, double glazing and original stripped wood doors throughout.

Externally, there is a shared rear

garden and zoned permit parking.

Extras

All curtains and freestanding kitchen appliances are included in the sale. Other items are available separately.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.





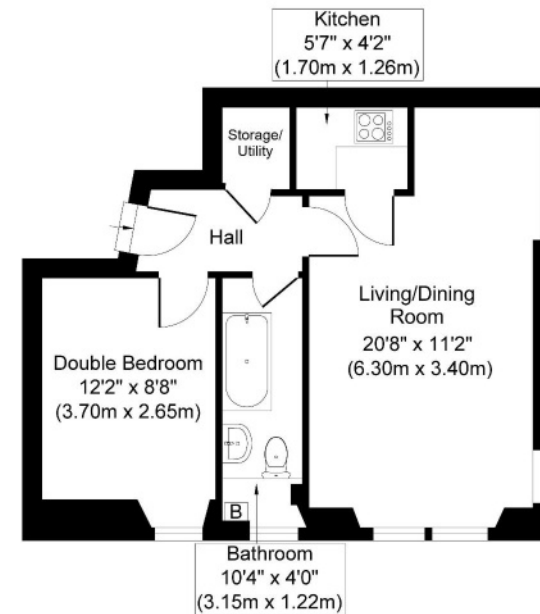
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Second Floor
Approximate Floor Area

463 sq. ft
(43 sq. m)



Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.