

COULTERS[©]

18/5 LEOPOLD PLACE

HILLSIDE, EDINBURGH, EH7 5LB

 4 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

18/5 Leopold Place is a stunning, bright top (3rd) floor flat, bordering the edge of Edinburgh's historic New Town and the handsome Victorian Hillside. Forming part of a fine, stone built Georgian building, the home elegantly combines period features with contemporary style, in addition to open views to Calton Hill. The home has been lovingly upgraded by the current owner and tastefully decorated in a sophisticated colour palette.

The striking sitting room is a cosy, yet spacious room with a stone fireplace (and log burner) forming a delightful focal point in the room. Along the eaves is a store cupboard, a library corner and a book nook. Underfoot, the original flag stone floor has been revealed, adding impressive character.

KEY FEATURES



Stunning, stylish top (3rd) floor flat.



Four beautiful bedrooms.



Close to Royal Terrace gardens the green open spaces of Calton Hill.



Residents' permit holder parking and metered parking.



Located on the edge of the historic New Town in Hillside.



A short walk from the heart of the city centre.



EPC Rating - C



Council Tax Band - E



The kitchen / dining room has been upgraded with bespoke, pretty, handmade cabinetry which incorporates a gas hob, electric oven and dishwasher. A storage cupboard houses the washing machine, in addition to a separate pantry cupboard. There is ample space for a table and chairs.

To the rear of the property is the light filled principal bedroom with original wood flooring and working shutters. Bedroom two has another period fireplace and like bedroom four (currently used as a study), also benefits from working shutters.

The internal third bedroom is a charming space, flooded with light overhead from the Velux window and has yet another engaging cast iron fireplace.





CONTINUED...

Storage cupboards are plentiful within the flat, enhanced by a further five cupboards throughout the bedrooms and hall in addition to those mentioned previously.

The bathroom completes the internal accommodation comprising; bath (with shower over), WC and wash hand basin.

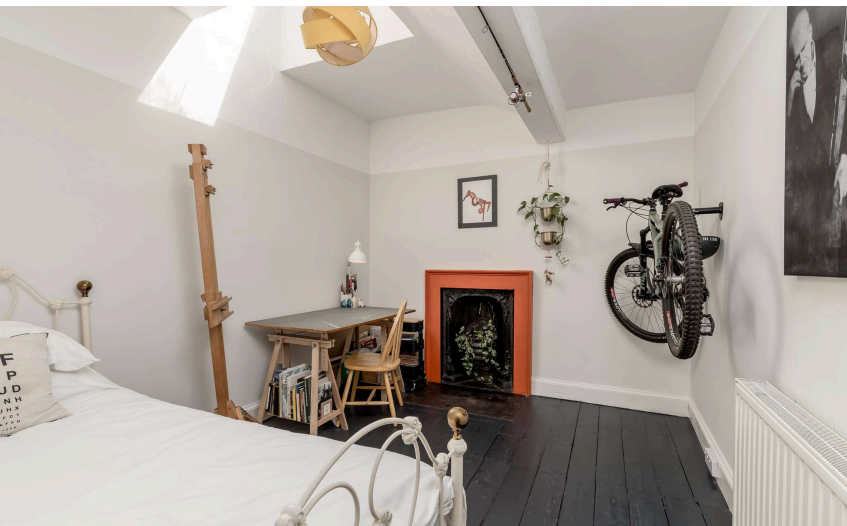
Central heating and hot water are provided by a gas fired boiler.

Convenient controlled parking is also available on the surrounding streets with a residents' permit (Zone NI).



EXTRAS

All light fittings, fitted flooring and integrated appliances are included in the sale.







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, and just moments from Easter Road, with its bustling cafes, supermarkets and independent shops.

There are many beautiful parks in the vicinity including London Road Gardens, Montgomery Street Park, Gayfield Square Gardens and the well-known destinations of Calton Hill and Holyrood Park.

The tram line is just a two minute walk away, providing swift access to the West of the City and the airport and a wide variety of buses run along London Road. Waverley Station is also only a 15 minute walk away.

The area is well served by a vast selection of cafes, bars and restaurants including Herringbone, Twelve Triangles and Valvona and Crolla.

For shopping requirements, there are two small, convenient Tescos on Leith Walk and Picardy Place, along with a larger Sainsbury's and a Lidl at Meadowbank Shopping Park.

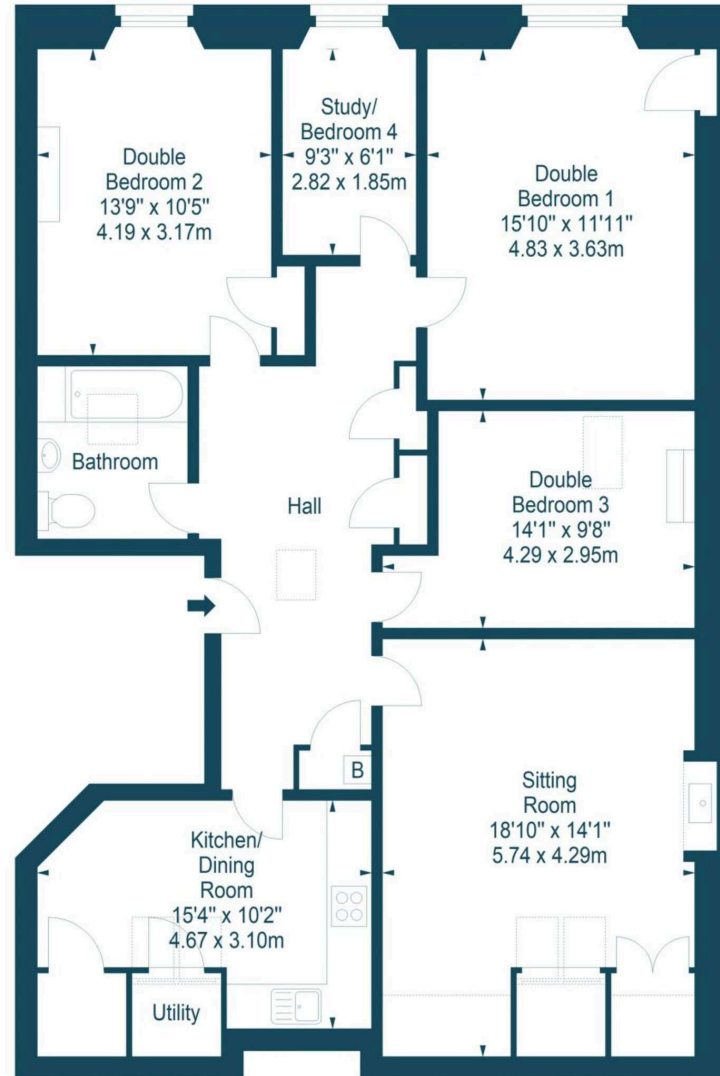
The property sits in the catchment area for Leith Walk Primary School, St Mary's RC Primary School, Drummond Community High School and St Thomas of Aquin's RC High School whilst many of Edinburgh's renowned private schools are in walking distance or a short bus journey away.



Leopold Place,
Edinburgh, EH7 5LB



Approx. Gross Internal Area
1245 Sq Ft - 115.66 Sq M
For identification only. Not to scale.
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Third 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.