



## Bright and spacious, with period charm

One-bedroom + two boxrooms, second floor flat

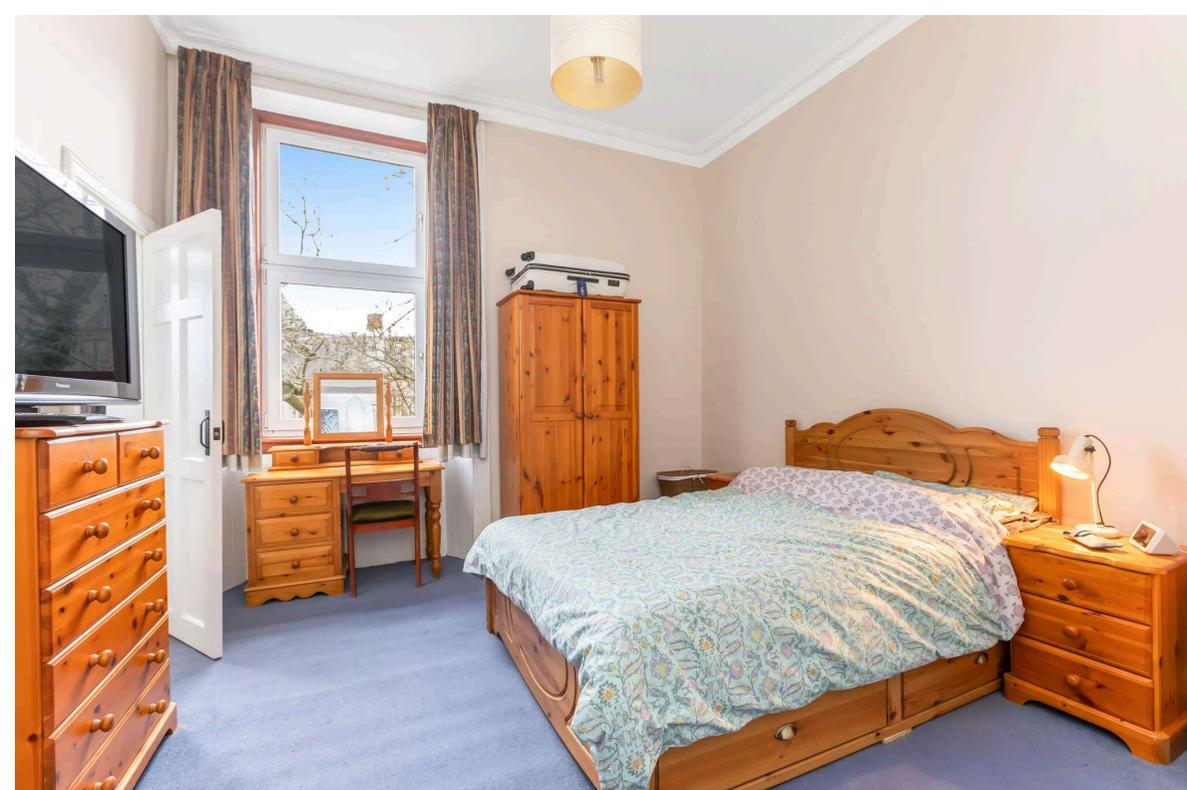


Set in the highly sought-after Hillside district, this exceptionally bright and spacious second floor traditional flat offers refined city living, rich in period charm. With a desirable west-facing aspect, the property is beautifully presented throughout and retains an array of original features, including ornate cornicing, high skirting boards, and original wooden flooring. A welcoming entrance hall provides access to all rooms. The generous living room is filled with natural light and features an attractive Art Deco fireplace, creating a striking focal point. To the rear, the well-appointed kitchen and dining area offers modern wall and base units with coordinated worktops, excellent storage, and ample space for dining, comfortably accommodating a table for six. The spacious double bedroom enjoys a pleasant outlook over the communal garden, and benefits from a separate study area. There is a large boxroom, offering valuable versatility, perfect as a home office, study or occasional guest space. This adaptable layout ensures the property can easily evolve to meet changing lifestyle needs, making it an attractive and practical choice for modern living. The bathroom is fitted with a three-piece white suite and a shower over the bath. This property is ideally suited to a variety of buyers, from first-time purchasers, professionals and downsizers alike.

### Key Features

- Hall
- Lounge
- Kitchen/diner
- One bedroom
- Box room
- Bathroom
- Excellent storage
- Gas central heating
- Double glazing
- Period features
- Permit parking
- Generous, communal rear garden





## 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, St James Quarter and Omni Centre, featuring a multi-screen cinema, can all be reached on foot. The fashionable Shore 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. Excellent public transport links, including extensive bus services and the tram, with the McDonald Road tram stop at the end of the street-within 150 metres of the property-provide quick access across the city and to Edinburgh Airport.



## Extras

All fitted floor coverings, curtains, blinds, light fittings, range gas cooker, fridge freezer and washing machine are included in the sale (no warranties given).

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

C

## Home Report Valuation

£275,000

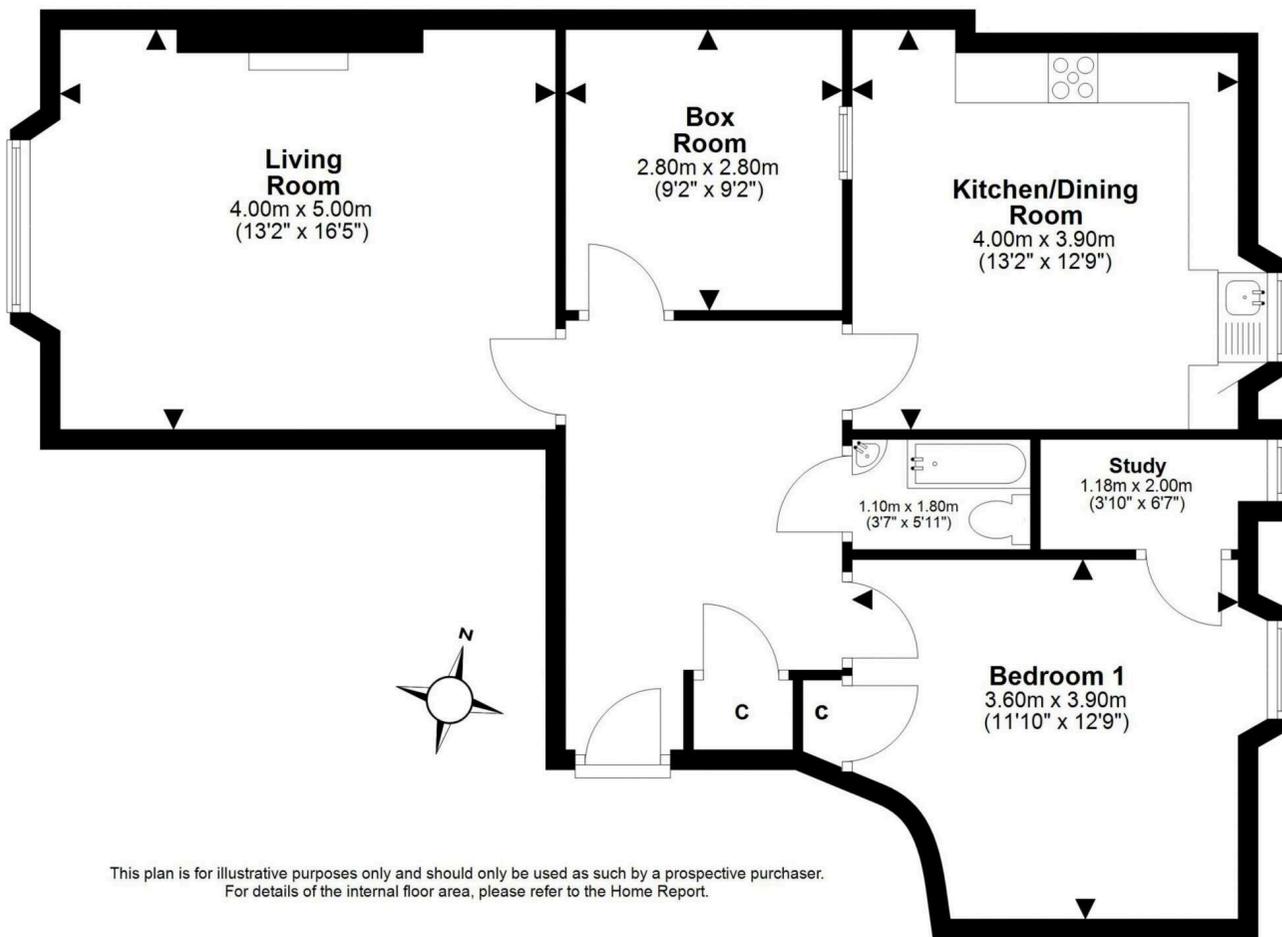
## EPC Rating

C

## Tenure

Freehold





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