



GARDEN STIRLING BURNET

7/4 DICKSONFIELD, HILLSIDE
EDINBURGH EH7 5ND



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Located within a well-maintained modern development in Hillside, this impressive four-bedroom first-floor apartment offers exceptionally spacious and versatile accommodation, ideally suited to families or professionals seeking generous proportions close to the city centre. Occupying a desirable corner position within the building, the property further benefits from residents' parking and a convenient setting within easy reach of excellent local amenities, green space, and transport links.

A welcoming entrance hall introduces the home's bright, neutral interiors and provides useful storage. The particularly generous living room enjoys a dual-aspect arrangement, with large windows drawing in an abundance of natural light and offering ample floorspace for both relaxation and dining. The breakfasting kitchen is stylishly appointed with contemporary grey cabinets, wood-toned worktops, and integrated Neff and Bosch appliances, alongside plenty of room for a family dining table.

Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include oven, microwave, induction hob, dishwasher and washing machine. Freestanding appliances include American style fridge-freezer.

Factor: James Gibb Residential Factors manages the factor at an approximate monthly cost of £165.

FEATURES

- Four-bedroom first-floor apartment within a modern development
- Convenient location close to the city centre, Leith and transport links
- Accessed via a secure shared stairwell with lift service
- Bright dual-aspect living room
- Contemporary dining kitchen with integrated appliances
- Principal bedroom walk-in wardrobe and en-suite shower room
- Two further comfortable double bedrooms
- Versatile fourth bedroom ideal as a home office or nursery
- Modern family bathroom with shower-over-bath
- Gas central heating and full double glazing
- Well-maintained communal gardens
- Residents' permit parking within the development





The principal bedroom is especially spacious and features a walk-in wardrobe and a sleek en-suite shower room. Three further bedrooms provide excellent flexibility for family life, guests, home working, or hobbies. Two of the additional bedrooms are comfortable doubles, whilst the fourth is currently arranged as a home office. A box room off the hall adds valuable storage, whilst a modern family bathroom, finished with practical storage and a shower-over-bath, serves the remaining rooms. Gas central heating and full double glazing ensure the property is warm and energy efficient all year round. Externally, the property is set in well-maintained communal gardens and residents' off-street parking is available within the development, with permits available from the Factor. Nearby Canonmills and Broughton offer an excellent range of cafés, restaurants, shops, and everyday amenities, whilst the vibrant Shore area of Leith is also within easy reach. Inverleith Park, the Royal Botanic Garden, and the Water of Leith Walkway provide wonderful outdoor space nearby, and there are excellent bus links into the city centre and beyond.







Hillside, Edinburgh

Hillside enjoys a fantastic location in the bustling East End of Edinburgh, close to the city centre with its world-class attractions and shopping facilities. The area is a hub of lively eating and socialising spots and is jam-packed with great restaurants, traditional pubs and modern style bars. There is an excellent range of local amenities including various independent food stores, a variety of retail outlets, a Post Office, medical centre and banks, and within walking distance is Princes Street, offering a wealth of designer and High Street shops. Edinburgh's historic Old Town and New Town are within walking distance and the nearby Shore, with its range of fashionable cocktail bars, Michelin star restaurants and trendy bistros, is the ideal place to socialise. For picnics and tranquil walks the open spaces of Arthur's Seat, Holyrood Park and Calton Hill are all within easy reach and the nearby Omni Centre offers a range of entertainment and leisure activities including a multi-screen cinema, a gym and various restaurants. Many cultural activities are also on offer in the surrounding area including theatres, art galleries and museums. Hillside falls under the catchment area for good local schooling at primary and secondary level, while a number of the capital's independent schools are within easy reach. The area is well served by day and night buses with regular services to the city centre and is within walking distance to the tram line and Waverley Train Station, making commuting fast and convenient, no matter where you are travelling to.





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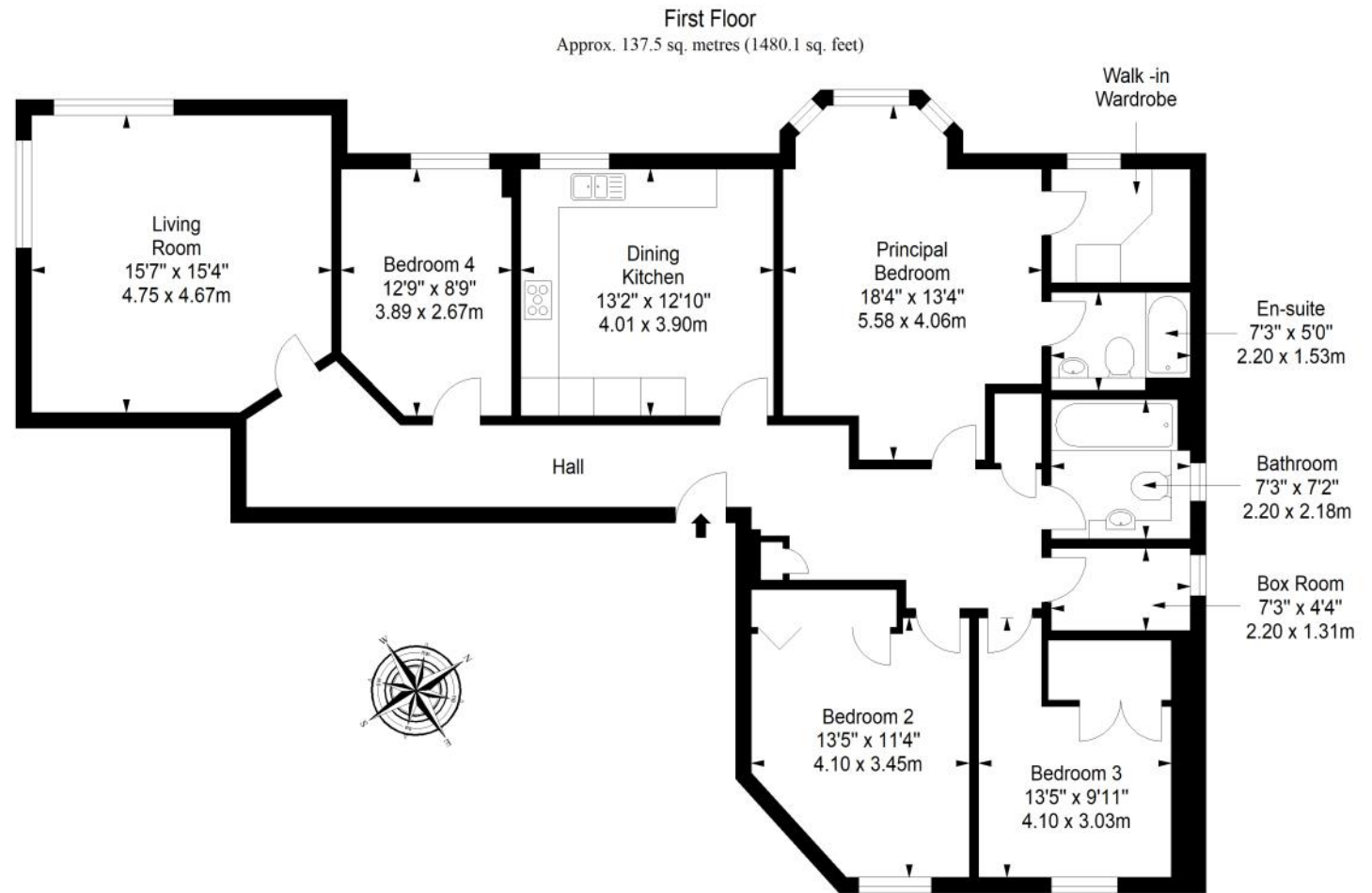
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HOUSE SALES

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



Total area: approx. 137.5 sq. metres (1480.1 sq. feet)