



# Hillside

8 (3F3) Elgin Terrace  
EH7 5NN

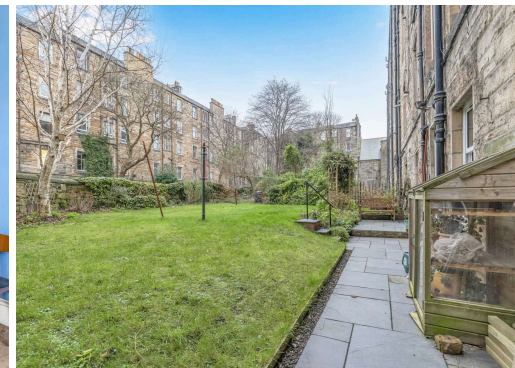


## Third Floor Flat

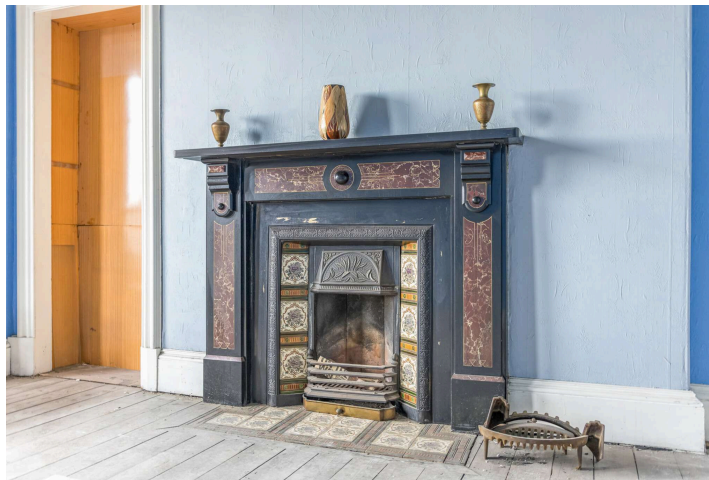
OFFERS OVER £235,000

- Entrance hall
- Livingroom with bay window
- Diningroom (could be kitchen)
- Utilityroom
- Double bedroom
- Boxroom
- Bathroom
- Secure entry phone system
- Zoned on street parking
- Well maintained shared garden
- Traditional features
- Now requiring full modernisation
- Views of Calton Hill
- Potential for re-configuration

Viewing - by appointment please call  
Solicitors to arrange (0131) 554 6321







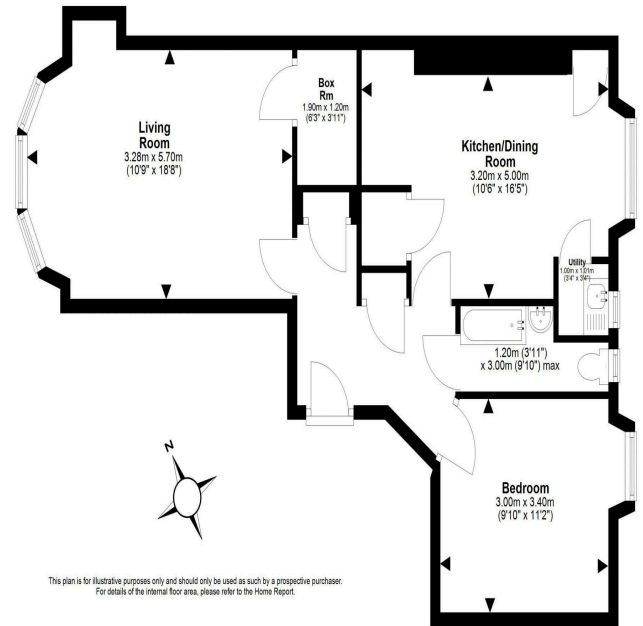






This 1-bed traditional top floor flat in need of full modernisation is well situated for a good choice of shopping facilities including large supermarkets and a good choice of public transport including the new tram service. The nearby Omni Centre offers a selection of bars, restaurants, gym and a multi-screen cinema. The new St. James Quarter offers further restaurants, bars, luxury cinema and a choice of high street stores. The property is also within easy distance of the ocean Terminal also offering a multi-screen cinema, 24-hour gym and shopping facilities.

The property opens to a hallway with 2 built in storage cupboards, an entry phone and the remaining accommodation off. From the hallway you enter the spacious front facing living room with several traditional features including a bay window with views towards Calton Hill, traditional fireplace within a surround, ornate cornice and ceiling rose, Edinburgh Press, and a box room off. To the rear of the property is what could be dining kitchen with a deep built in pantry cupboard and a utility room off. The utility room has a window and sink unit. A double bedroom is found to the rear. Completing the accommodation is a rear facing bathroom with bath, WC, and a wash hand basin.



Additionally, the property has access to a well maintained communal rear garden and zoned on street parking.

**NOTE - There is no central heating system**

## OFFERS

Offers Over £235,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**