



Solicitors & Estate Agents



Offers Over
£270,000

29/5 Hillside Street

Hillside | Edinburgh | EH7 5HD

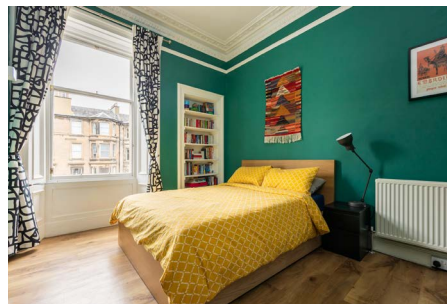
Nestled on a peaceful street in the highly sought-after Hillside district, this charming and beautifully presented second-floor flat offers an ideal blend of period character and modern comfort, all within walking distance of Edinburgh's vibrant city centre. With an excellent range of local amenities and superb transport links close at hand, the property is perfectly suited to first-time buyers and young professionals alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation is presented to the market in true move-in condition and briefly comprises: a secure entry system; a welcoming entrance hallway with a storage cupboard and convenient clothes pulley; a stylish modern fitted kitchen with a peninsula breakfast bar, open plan to the dining/reception area; a well-proportioned reception room, which could also serve as a second double bedroom; a generously sized principal bedroom with a walk-in wardrobe; and a contemporary bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating, with a new boiler installed in late 2023.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge, integrated freezer, integrated dishwasher and washing machine.

Gardens & Parking

To the rear of the property is a shared garden for residents to enjoy and for the car owner, there is permit/meter parking available to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

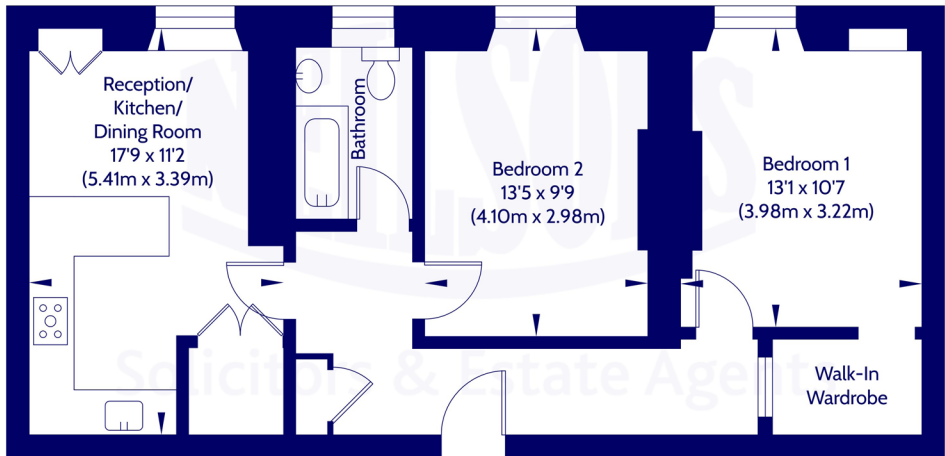
The property enjoys an enviable location within comfortable walking distance of the City Centre in the popular Hillside district of the capital. This thriving area boasts a wealth of local shops and services on the doorstep, and is near to the bustling St James Quarter, with its fabulous selection of high quality retailers and eateries. The convenience of the location is further enhanced by the proximity of Edinburgh's tram extension offering swift access to Edinburgh International Airport, Murrayfield Stadium and the cosmopolitan Shore district of Leith. Highly regarded cafes, bars and restaurants can be found locally including Valvona and Crolla delicatessen and café on Elm Row, an Edinburgh institution. Recreational facilities in the neighbourhood are abound with the Playhouse Theatre, Everyman Cinema and Omni centre with cinema, health club and restaurants all within a short walk. Both Waverley Station and Edinburgh Bus Station are a short walk away whilst there is an abundance of open green spaces nearby, including Holyrood Park and Calton Hill.





Approx. Gross Internal Floor Area 60 Sq M / 645 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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