



5/7 ELGIN TERRACE

HILLSIDE, EDINBURGH, EH7 5NN



1 PUBLIC



2 BED



1 BATH



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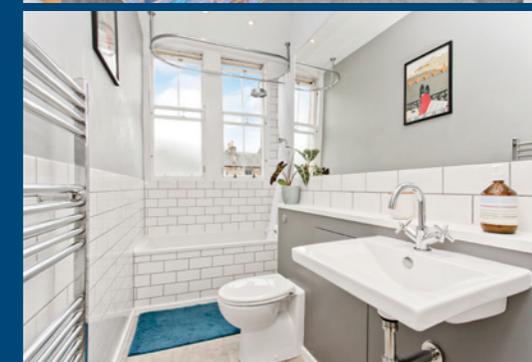
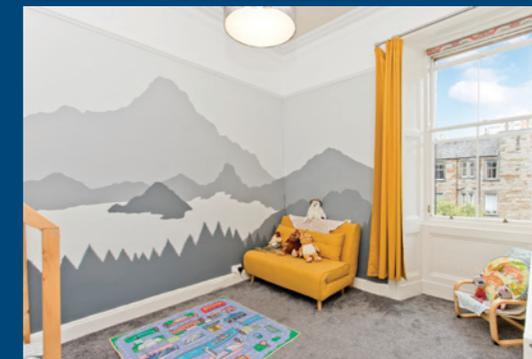
Beautifully presented with exceptionally stylish, contemporary interiors, this third/top-floor flat forms part of a traditional tenement building in the sought-after area of Hillside and enjoys wonderful far-reaching views, two double bedrooms, an open-plan living area, and a modern kitchen and bathroom, plus access to a shared garden.

The third/top-floor flat's front door is approached via a secure shared stairwell and an inviting hall (with built-in storage) welcomes you inside and gives the first glimpse of the accommodation to follow with neutral décor and handsome wood flooring. Leading off the hall and situated to the front of the property is the wonderfully light and airy open-plan kitchen, living and dining room. A large west-facing bay window (with a traditional panelled surround) captures afternoon and evening light and frames fantastic views to Calton Hill and beyond the Firth of Forth, and offers the perfect space for a dining table and chairs. The room is presented with attractive two-tone décor, a picture rail, beautifully detailed cornicing, a wood floor, and a homely working fireplace flanked by an open Edinburgh press. The adjoining kitchen is visually separated from the living area by a sociable breakfast bar, and contemporary white cabinetry is framed by spacious worktops and practical splashbacks, whilst integrated appliances comprise an oven, a hob, and an extractor hood. Space is provided for a freestanding fridge/freezer and provision is made for a washing machine in the hall cupboard.

Along the hall, two double bedrooms await, continuing the airiness of the preceding accommodation and enjoying an east-facing aspect overlooking the shared garden. Both bedrooms are tastefully decorated and carpeted for optimum comfort, and the larger of the two incorporates an Edinburgh press and additional built-in storage. Finally, a pristine, stylish bathroom comprises a bath with an overhead shower, a WVC-suite, and a chrome towel radiator, all enveloped by chic metro tiling and grey décor. The home is kept warm by a gas central heating system.

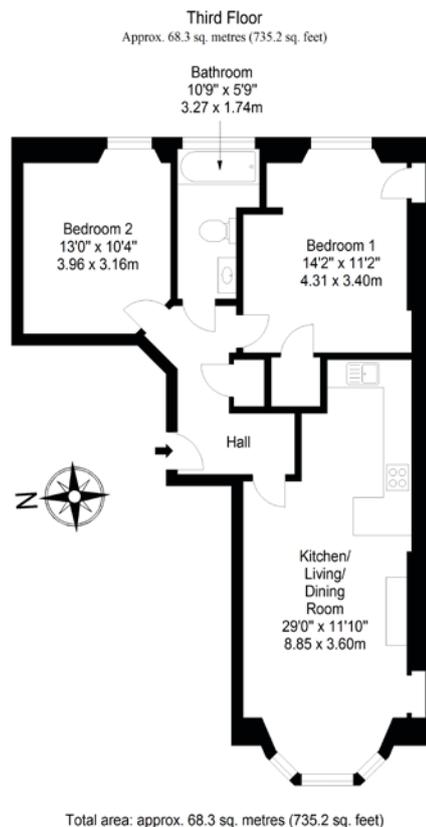
Externally, the flat benefits from access to a shared garden with cellar storage, and controlled on-street parking falls under Zone NI. There is a lovely open park opposite the property, with green space and a children's play park – perfect for those with children and dogs.

Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale. The fridge/freezer, washing machine, and some items of furniture may be available by separate negotiation.



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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