

COULTERS[©]

18 (1F4) ELGIN TERRACE

HILLSIDE, EDINBURGH, EH7 5NW

1 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE


This is an immaculately presented, most appealing first floor flat, situated superbly close to the city centre, forming part of a traditional Victorian tenement building.

The property offers well-proportioned accommodation and is in excellent decorative order throughout, with newly fitted carpets in the hall, living/ dining area, bedroom and boxroom.


The apartment has a tastefully decorated living/dining/kitchen overlooking the rear communal garden, with a sleek, stylish modern kitchen (with integrated electric hob, oven, extractor hood, fridge & freezer) with under unit lighting.



KEY FEATURES

 Immaculate First Floor Flat in traditional Victorian tenement

 Shared rear garden

 Superbly situated within walking distance of city centre

 Spacious double bedroom & boxroom

 Permit Holder Parking (Zone N2)

 Borders Montgomery Street Park and close to local shops





The spacious, well-proportioned double bedroom is flooded with light, whilst the handy box room benefits from raised storage platform. The contemporary shower room has a large shower cubicle, WC, wash hand basin and ladder style heater. The property also benefits from double glazing and gas central heating.

There is a shared garden to the rear of the property and Montgomery Street park is situated just across the road, surrounded by trees for a secluded spot to enjoy. Residents permit holder and metered parking is available on the street outside.



THE LOCAL AREA

Situated within this leafy pocket of Hillside, the property is superbly positioned, a short stroll from the shops and amenities of Easter Road, Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. Close by is Calton Hill, one of the most photographed views of Edinburgh's cityscape. All the delights of the city centre are easily accessible, including the St James's Quarter, the Omni Centre, award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, cinemas, traditional pubs and designer outlets, including Harvey Nichols are all nearby. Regular bus routes run nearby, and the tram route is within walking distance. There are also several post offices nearby.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

GET IN TOUCH



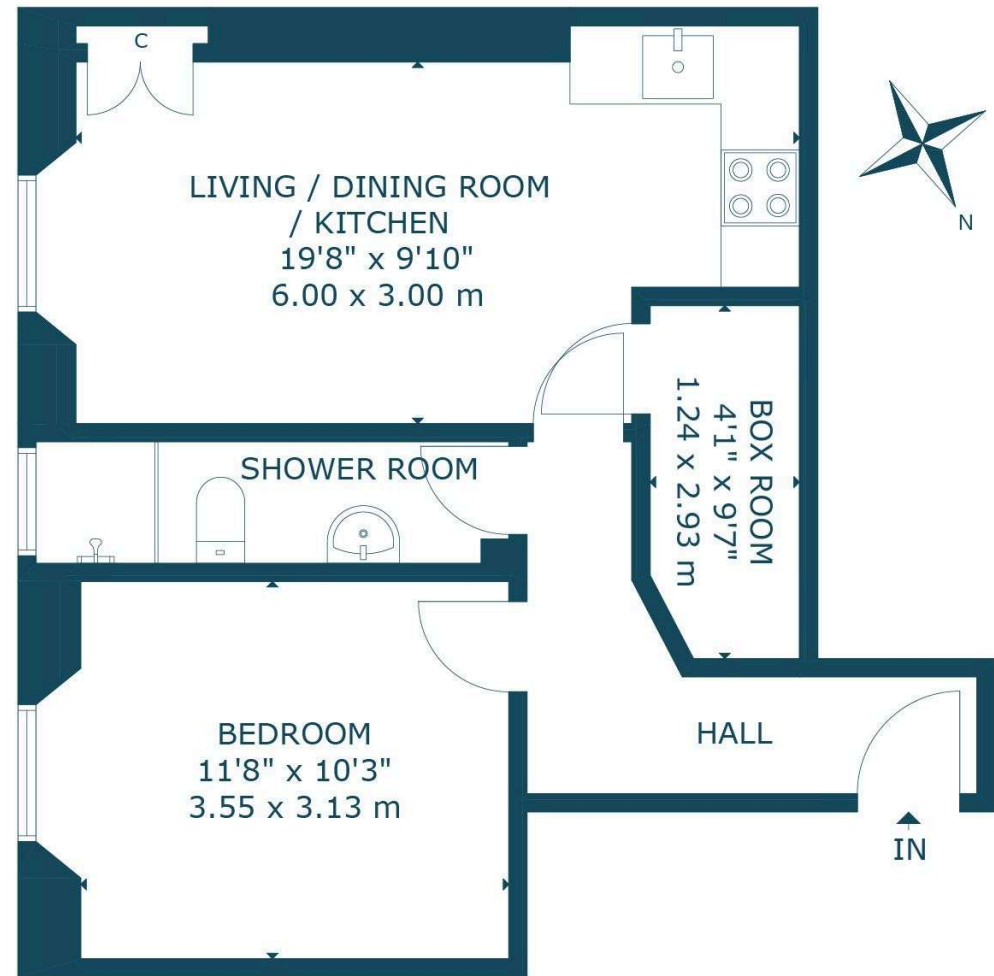
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FIRST FLOOR

18 1F4 ELGIN TERRACE, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 452 SQ FT / 42 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.