



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17/10 Hillside Street
Edinburgh EH7 5HD

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Characterised by beautiful original features, including sash and case windows and stripped floorboards, along with stylish wooden shutters throughout, this traditional one bedroom third floor flat offers an exceptionally spacious and stylish period home in desirable Hillside. On the bright third(top) floor landing, the front door opens into a welcoming hall, which immediately exudes a light and airy feel with all accommodation enjoying a front west facing aspect. An elegant sitting room boasts modern wooden shutters, a splendid feature fireplace, exquisite cornicing and provides access to an adjoining versatile box room. The spacious dining kitchen, offers the perfect entertaining space, complete with a walk-in pantry. Painted 'shaker' style cabinets are replete with built-in gas hob and electric oven. A deep recess creates the perfect space for a dining table. The charming double bedroom, is painted in period hue, with scope for an assortment of bedroom furniture. A stylish shower room is beautifully presented with white 'metro' tiling and a large glass enclosure, a vanity basin unit, WC and chrome ladder radiator. The property benefits from gas central heating. To the rear is a well-maintained shared garden.



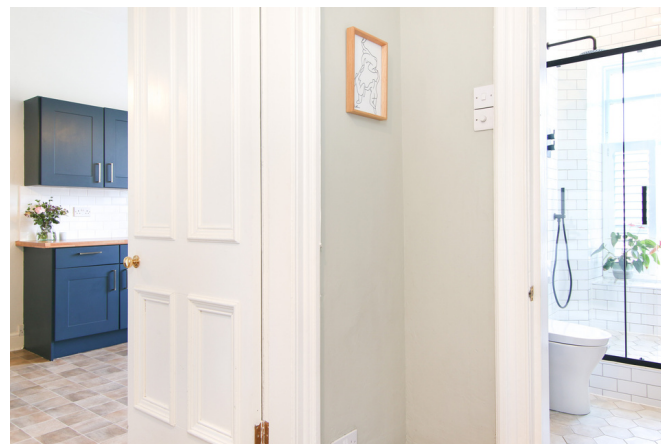
Property Summary

- Entrance hall with built-in storage
- West-facing accommodation
- Elegant sitting room
- Versatile box room
- Spacious dining kitchen
- Double bedroom
- Stylish shower room
- Well-maintained shared garden
- Gas central heating
- EPC Rating - D | Council Tax Band - C





Immaculate one bedroom third floor traditional flat, in desirable Hillside, brimming with preiod charm & exquisite decor



Let us help you find your next
dream property!



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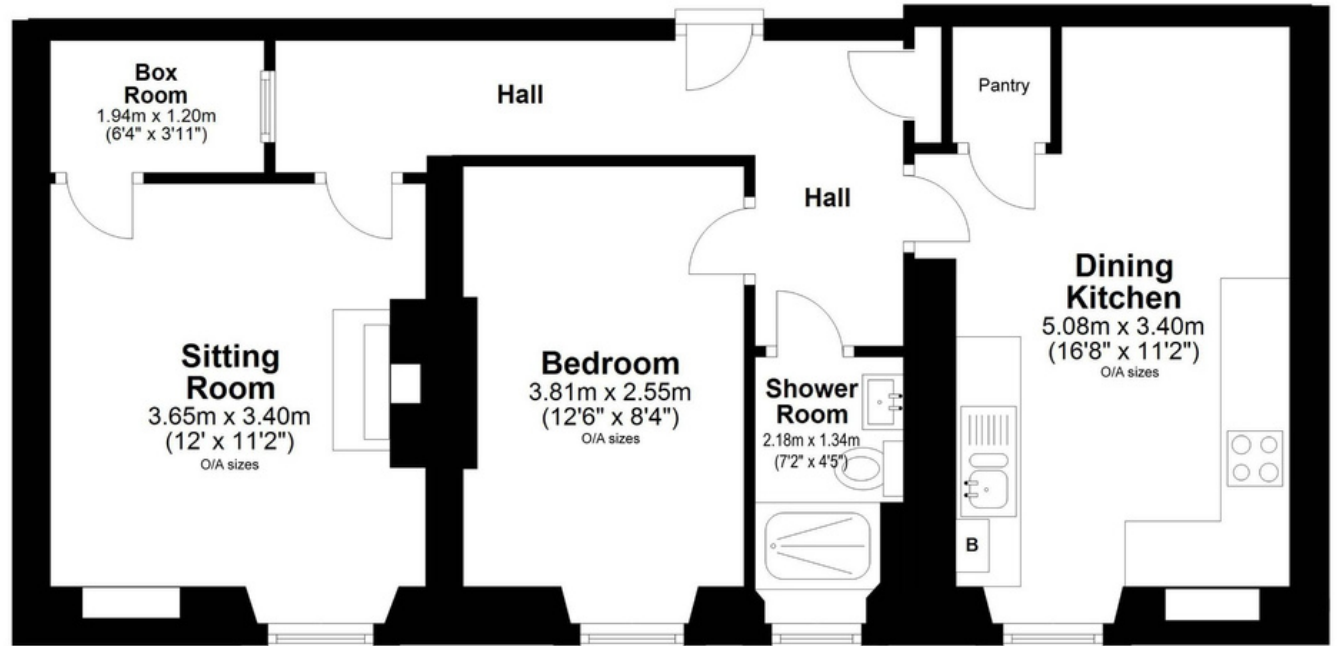
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CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor

Approx. 56.3 sq.metres (606.1 sq. feet)



Location



Hillside is an extremely sought after location, due to it's elegant Georgian architecture, treelined streets and it's proximity to the city centre(a mere 10 minute walk). At the heart of Hillside is Montgomery Park, a thriving community hub. Easter Road offer excellent local amenities. More extensive shopping can be found at nearby Meadowbank Stadium. Being so close to the city centre you have a wide choice leisure and entertainment opportunities, including easy access to the famous International and Fringe Festivals, closer to home you have the Playhouse Theatre, Omni Centre and Carlton Hill. More fabulous walks can be found at Holyrood Park, just a 10 minute walk. A wide choice of transport is available, from numerous regular bus services, the trams and Edinburgh Waverley Station(both a 10 minute walk), the trams offer a fast and efficient link to Edinburgh International Airport.