










Fixed Price

£179,000

25/7 Elgin Terrace

Hillside | Edinburgh | EH7 5PB

A superb opportunity has arisen to acquire this well-proportioned one bedroom top floor flat nicely positioned in the heart of the desirable Hillside district of Edinburgh. Within walking distance of the city centre and a host of excellent amenities and transport links, the property is bound to appeal to a multitude of buyers. Early viewing is highly recommended.

-  1 bed
-  1 public
-  1 bathroom
-  Shared drying rooftop terrace
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the accommodation comprises of a welcoming entrance hallway, light and airy open-plan lounge/kitchen/diner with views of Calton Hill and St James Quarter, fully-fitted kitchen with a range of integrated and freestanding appliances, and a sizable overhead storage space. Spacious double bedroom with a built-in storage compartment under the window seat. Bathroom contains a white three piece suite with an over-bath shower and heated towel rail. High ceilings and real wood floors throughout give the property a spacious, light and airy appeal.

The property also benefits from a private storage cupboard within the communal close, secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding fridge with box freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

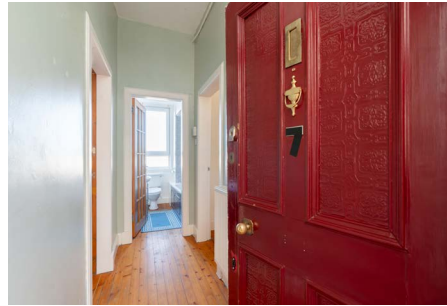
Gardens and Parking

There is an outdoor shared drying rooftop terrace located on the first floor for residents to use.

For the car owner, there is on-street permit and meter parking available on Elgin Terrace and surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

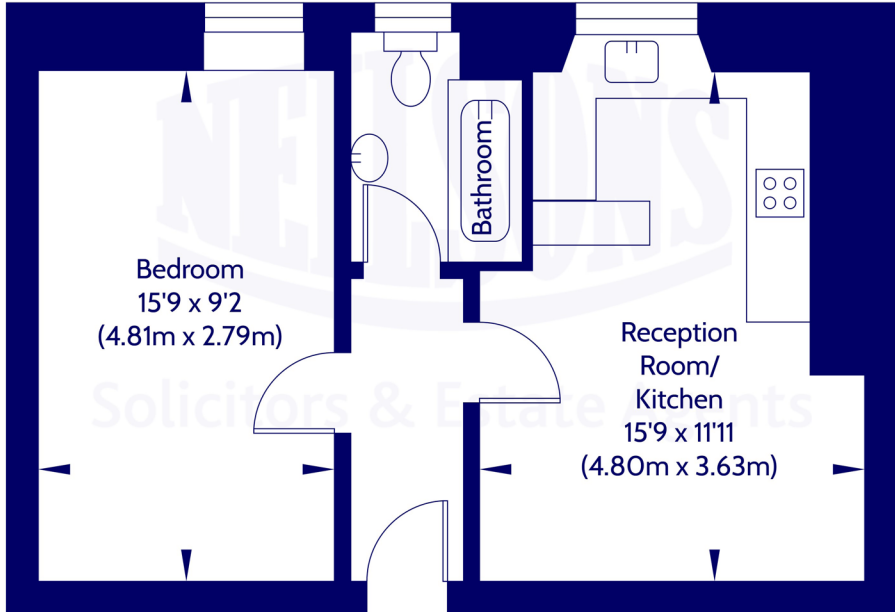
Elgin Terrace forms part of the cosmopolitan Hillside district of Edinburgh which enjoys a fantastic central location less than a mile from the City Centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity of Elm Row, Broughton Street and at the St James Quarter. Both Princes and George Street are within comfortable walking distance. There is an abundance of entertainment opportunities nearby, including The Playhouse and the Omni Centre which houses a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym and an excellent choice of restaurants. Calton Hill and Holyrood Park are a short walk away. Frequent bus and tram services provide links to many parts of the City and Waverley railway station is close at hand. For those travelling further afield, the City Bypass is also easily accessible providing links to central Scotland's main motorway network.

Third Floor

Approx. Internal Area 37.26 Sq M / 401 Sq Ft.

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.



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