



Solicitors & Estate Agents









Offers Over  
**£310,000**

## 61/4 Elm Row

Hillside | Edinburgh | EH7 4AQ

Neilsons are delighted to offer this exceptionally impressive second floor flat, which forms part of a handsome traditional tenement, well placed 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 including the tram, the property is bound to appeal to a multitude of buyers with early viewing highly recommended.

-  2 Public Rooms
-  1 Bathroom
-  Permit/Meter Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



## Description

Internally, the property is presented in move-in condition and briefly comprises of; welcoming entrance vestibule, hallway with useful storage cupboards and wooden floors running through most rooms, bright and airy bay windowed reception room with feature fireplace and beautiful cornicing, spacious and modern dining kitchen with large pantry and appliances, well-proportioned principal bedroom with feature fireplace, good sized second bedroom, versatile box room creating the ideal space for an office, and contemporary bathroom with three piece suite and shower over bath. Further benefits include gas central heating and good storage.





## Extras

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

## Garden & Parking

Further benefits include a well maintained shared rear garden for residents to enjoy. For the car owner, there is permit/meter parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

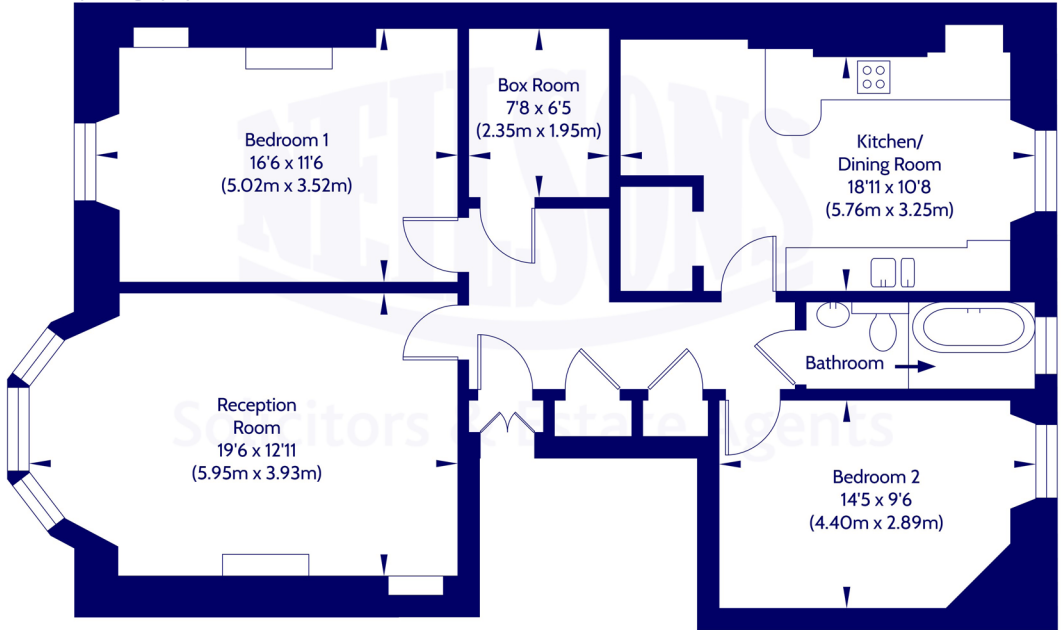
The well-regarded district of Hillside is located to the east of Edinburgh City Centre and is within proximity of superb local shops and amenities on Elm Row and Leith Walk including the renowned Valvona & Crolla Delicatessen. The new St James Quarter of the City Centre is within easy walking distance and a wide choice of world-class entertainment and recreational facilities are close at hand including the Playhouse Theatre and National Portrait Gallery. Calton Hill and Holyrood Park offer attractive green spaces close by and excellent transport links provide swift access around the city. The property is conveniently located within short walk to the nearest tram stop at McDonald Road which provides easy access to Edinburgh's renowned fish market at Newhaven as well as gateway to main train stations and the airport.

## Second Floor

Approx. Internal Area 91.39 Sq M / 984 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.



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



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