



Solicitors & Estate Agents










Offers Over
£350,000

20/6 Hillside Street

Hillside | Edinburgh | EH7 5HB

A superb traditional top (3rd) floor flat in a handsome refurbished sandstone tenement, close to the city centre, excellent amenities and transport links offering bright accommodation with attractive period features.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Shared garden
-  Zoned Parking
-  EPC Rating – D
-  Council Tax Band – C



Description

Accessed via a well-maintained communal stair with secure entry phone system, at the 3rd floor the front door opens to a generous hallway with useful built-in storage cupboards. There is a large bay windowed reception room to the front of the property with fireplace and attractive cornice and ceiling rose. The generous kitchen/dining room overlooks communal gardens to the rear and is fitted with a good range of wall and base units with integrated appliances including oven, hob, cooker hood, dishwasher and washing machine. The fridge is also included and a large walk-in pantry houses the freezer. Ample space is available for dining furniture. There are two generous double bedrooms and a good-sized boxroom, ideal for use as a home office space. A bathroom with white suite and over bath shower completes the accommodation. Benefits on offer include gas central heating from a combi boiler with full service history and full double glazing. It should be noted that the building has recently undergone significant repairs to the stonework and masonry and is in good order for the future.



Extras

The kitchen appliances, fixtures and fitting are to be included in the sale. The sofas are available to be included if desired. The kitchen furniture is available by separate negotiation.

Gardens and Parking

The property benefits from access to a well-maintained shared rear garden and drying green. On street permit holder parking is available.

Viewing

Please contact Neilsons on 0131 625 2222





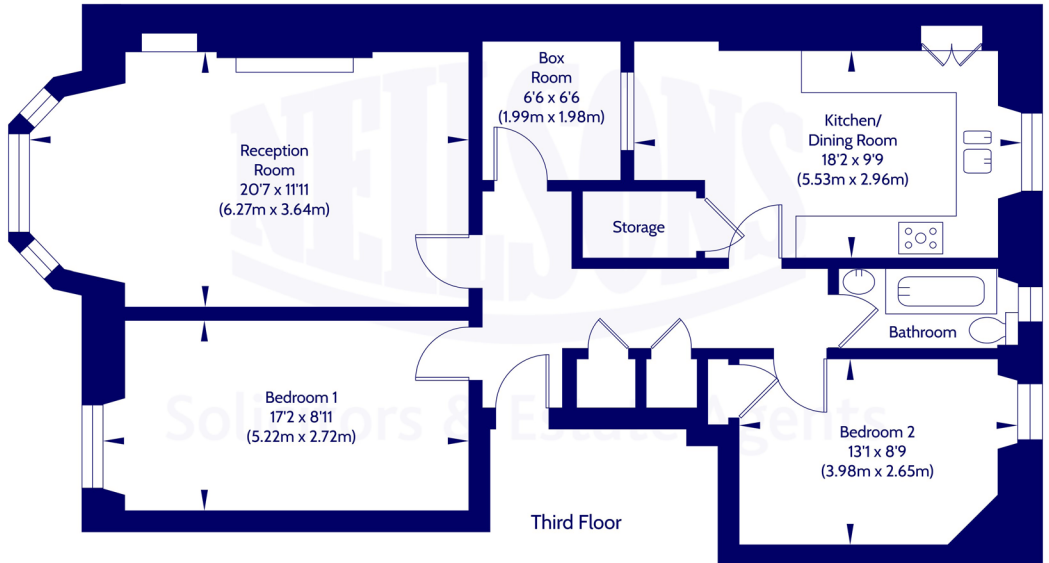
Location

Hillside Street is an attractive residential terrace of handsome sandstone tenements in the popular Hillside district of the city centre. This thriving area boasts a wealth of local shops and services within moments' walk of the property, along with being in easy walking distance of the fashionable St James Quarter. The convenience of the location is further enhanced by the proximity of Edinburgh's tram extension offering swift access to Edinburgh International Airport, Murrayfield Stadium and the cosmopolitan Shore district of Leith. Highly regarded cafes, bars and restaurants can be found locally including Valvona and Crolla delicatessen and café on Elm Row, an Edinburgh institution. Recreational facilities in the neighbourhood abound with the Playhouse Theatre, Everyman Cinema and Omni centre with cinema, health club and restaurants all within a short walk.





Approx. Gross Internal Floor Area 83.72 Sq M / 901 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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