










Offers Over
£315,000

70/6 Elm Row

Hillside | Edinburgh | EH7 4AQ

Neilsons are delighted to offer to market this highly impressive two bedroom top 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. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Shared garden
-  Permit/meter parking
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the property is presented to market in a move-in condition while briefly comprising of; welcoming entrance hallway with a cloak area and shelved storage cupboard, bright and spacious lounge with a stunning bay window with an outlook over Leith Walk, gas fire place, Edinburgh press cupboard and gorgeous cornicing, fully-fitted kitchen/diner with a range of integrated and freestanding white goods, tiling in splash areas, under-unit lighting, large pantry cupboard, Edinburgh press cupboard, bench window seat with lovely views of Calton Hill and a stylish custom dining booth, two generously-proportioned double bedrooms both with feature fireplace, Edinburgh press cupboards and space for freestanding furniture and different configurations, box room currently set up as a home office/study with attic access, and a modern partially-tiled bathroom suite with an over-bath shower.

Further benefits include a secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob and double oven, freestanding fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Residents have access to a well-maintained shared rear garden to the rear of the building. 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.

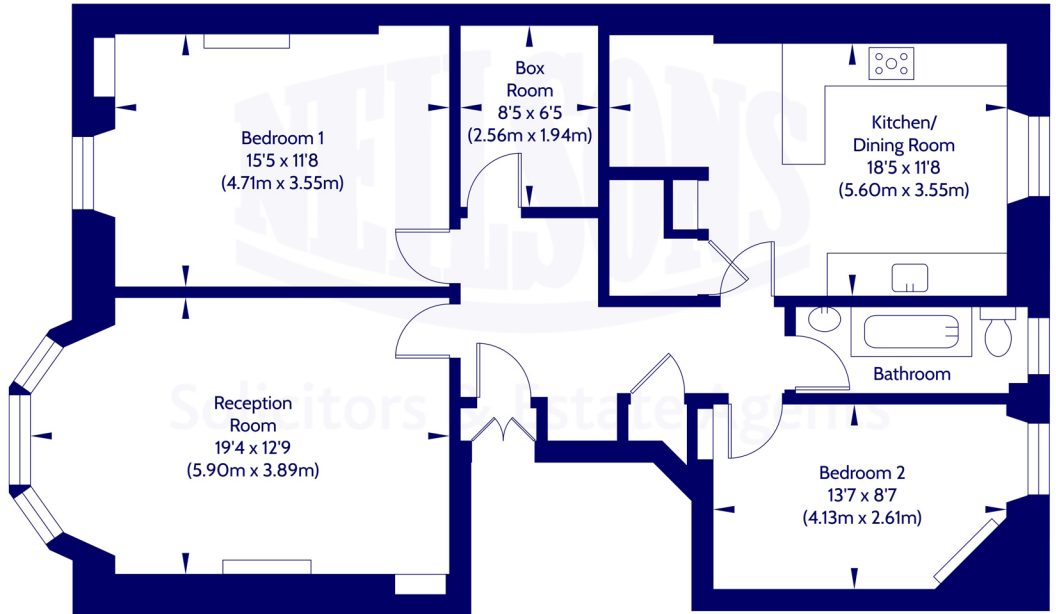


Third Floor

Approx. Internal Area 94.11 Sq M / 1013 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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