



7 (2F1) Hillside Crescent
Hillside, EDINBURGH, EH7 5DY



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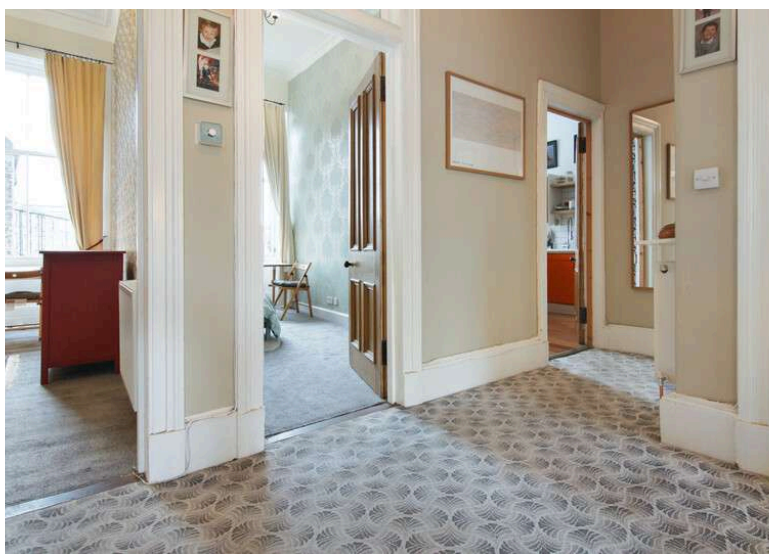
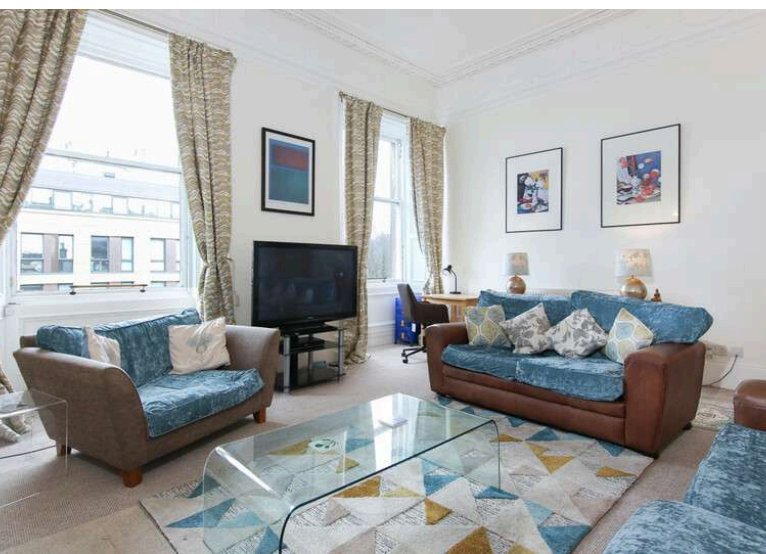


7 (2F1)

Hillside Crescent

Rarely available Second Floor Flat forming part of a handsome listed Georgian crescent designed by the renowned Edinburgh architect William. H. Playfair.

- Rarely available A-Listed Georgian flat
- Well presented and in move in condition
- Gas central heating
- Communal rear garden
- Residents permit parking
- Twin windowed sitting room
- Fitted kitchen/dining room
- Master bedroom with en-suite
- Three further bedrooms
- Box room/study
- Luxury shower room



Home Report: £550,000

EPC Rating: C

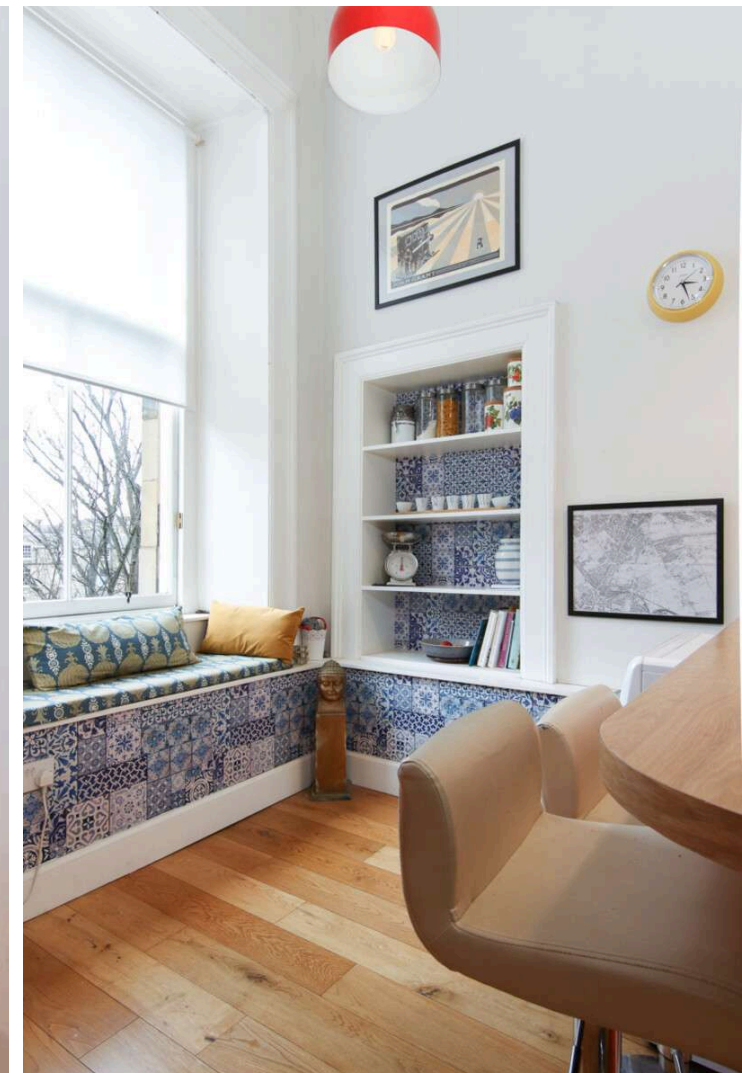
Rarely available Second Floor Flat offering generously proportioned accommodation of considerable character and style which forms part of a handsome listed Georgian crescent by the renowned Edinburgh architect William. H. Playfair.

The flat is entered off a well kept common stairway with security entryphone system and has been meticulously maintained and tastefully upgraded by its present owner. It boasts flexible accommodation comprising broad reception hall, twin windowed sitting room with original fireplace & wood burning stove, fitted kitchen/dining room, master bedroom with en-suite bathroom, three further bedrooms, a useful box room and luxury shower room.

Gas central heating with a combination boiler should help ensure warmth and economy.

There is access to a shared garden to the rear, Hillside Crescent gardens to the front and residents permit parking on Hillside Crescent and in the adjacent streets.

Extras: To include all fitted carpets and fitted floor coverings; light fittings; blinds; dishwasher; oven & hob; and microwave. Curtains, washing machine & fridge/freezer available by negotiation.





Hillside enjoys a fantastic location in the bustling East End of Edinburgh, close to the city centre with its world-class attractions and shopping facilities. The area is a hub of lively eating and socialising spots and is jam-packed with great restaurants, traditional pubs and modern style bars. There is an excellent range of local amenities including various independent food stores, a variety of retail outlets, a Post Office, and within walking distance is Princes Street, offering a wealth of designer and High Street shops.



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