










Offers Over
£295,000

5/4 Hillside Street

Hillside | Edinburgh | EH7 5HD

This beautifully presented second floor flat forms part of a handsome traditional tenement, well placed in the heart of the desirable Hillside district within walking distance of the city centre and a host of excellent amenities. The property retains many fine period features and combines a stylish modern interior with traditional character and charm.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – C



Description

The property is presented to the market in move in condition and would undoubtedly appeal to first-time buyers, professionals, and investors. In brief the accommodation comprises; secure entry phone system, welcoming hallway with excellent storage facilities, impressive bay windowed reception room with ornate cornice, ceiling rose, feature fireplace and original wooden floors, fantastic dining kitchen with stylish range of units and utility cupboard, generously proportioned double bedroom, good sized box room creating the perfect home office and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

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

Gardens & Parking

There is a well-maintained communal garden located to the rear of the property and parking in the area is by way of resident's zoned permit and meter.

Viewing

By appointment through Neilsons 0131 625 2222.



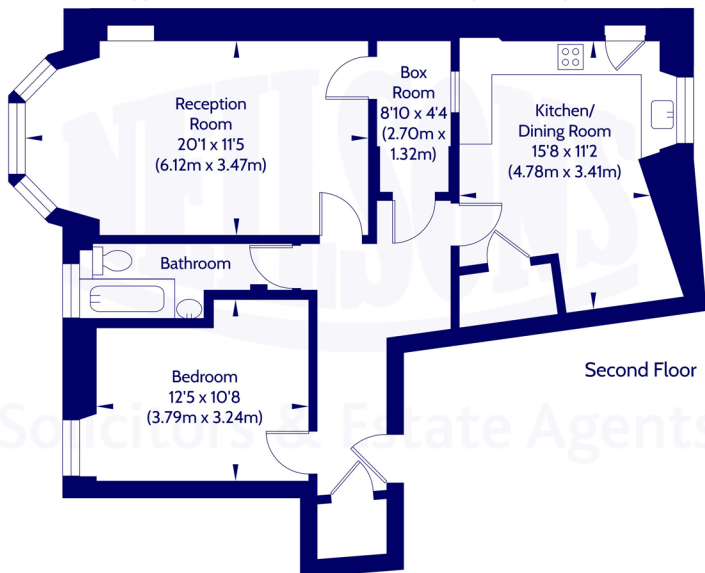


Location

Hillside Street 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 and both Princes and George Street are within comfortable walking distance. 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. 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.



Approx. Gross Internal Floor Area 70.72 Sq M / 761 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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