






COULTERS[©]

24/3 HILLSIDE CRESCENT

HILLSIDE, EDINBURGH, EH7 5EB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

24/3 Hillside Crescent is a beautifully presented 2 bedroom first floor flat situated on a handsome Georgian crescent in a highly convenient area of Edinburgh.

The property has been significantly upgraded by the current owner including rewiring, new central heating, draught-proofed windows and a modern kitchen and bathroom.

KEY FEATURES



Beautifully presented first floor flat with leafy outlook over Hillside Crescent Gardens.



Two well proportioned double bedrooms.



Well maintained shared rear garden.



Zoned residents parking.



Central location within a short walk of St James Quarter.



Excellent local amenities on Leith Walk & Easter Road.





The property benefits from a well-maintained shared rear garden and the building also has a Residents Committee, stair fund, gardener, stair cleaner and regular roof inspections. On-street residents parking is available on Hillside Crescent.

The accommodation, which is accessed via a communal stair with secure door entry phone system, comprises - sitting/dining room with log burning stove and double windows overlooking Hillside Crescent Gardens; modern fitted kitchen with Range cooker and pantry cupboard; double bedroom 1 with leafy outlook; double bedroom 2; bathroom; and boxroom.





THE LOCAL AREA

The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter.

The property is surrounded by lovely green spaces including Hillside Crescent Gardens and London Road Gardens. There is also a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and neighbouring Holyrood Park are close by.

The tram line runs up Leith Walk, providing swift access to the west of City and the airport and a wide variety of buses run along London Road and Leith Walk.

The area is well served by a huge selection of fashionable cafes, bars and restaurants including Joseph Pearce's and Herringbone. For shopping requirements, there is a Scotmid on Easter Road and a Tesco on Leith Walk.

EXTRAS

All fitted floor coverings, blinds, curtains and light fittings are included in the sale price as are the Range and dishwasher in the kitchen. The wardrobe can also be left if they buyer wishes.

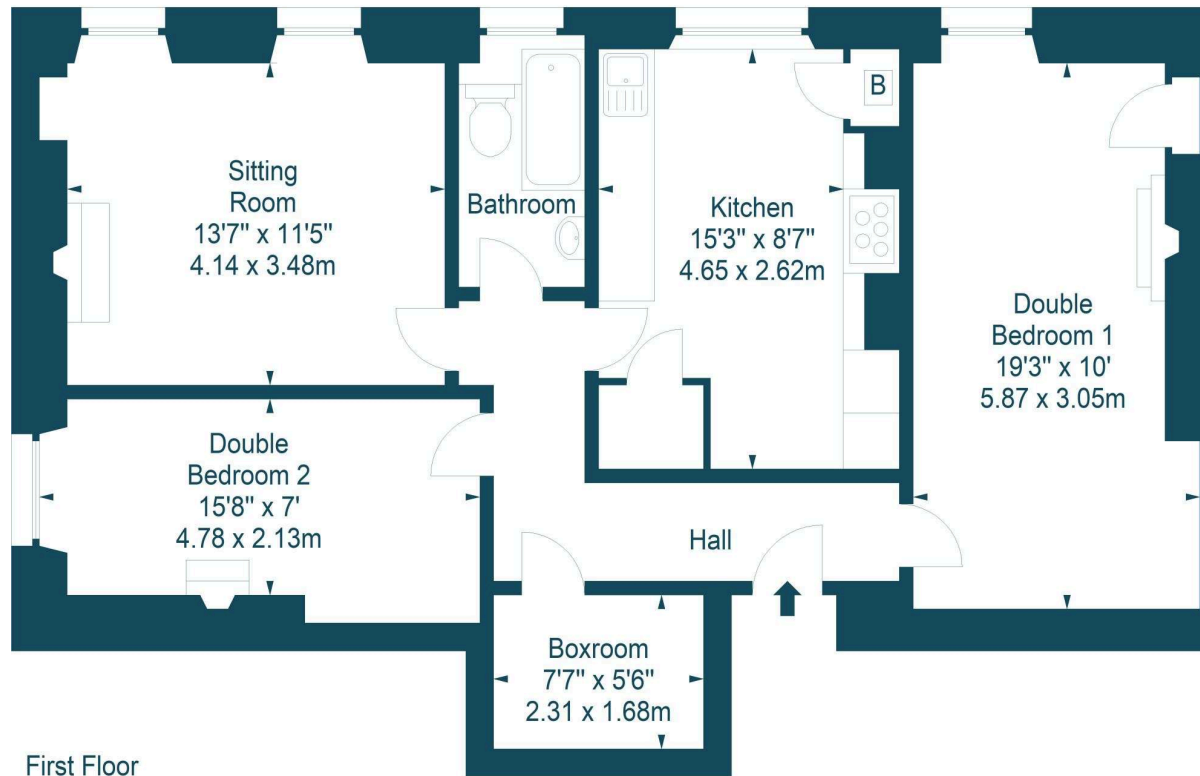




Hillside Crescent,
Edinburgh,
Midlothian, EH7 5EB



Approx. Gross Internal Area
861 Sq Ft - 79.99 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.