

COULTERS[©]

8/1 ELGIN TERRACE

HILLSIDE, EDINBURGH, EH7 5NN

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Overlooking Montgomery Street Park in the popular area of Hillside, this beautifully presented apartment is quietly positioned, yet is just a short stroll from a host of fantastic local amenities. The property is located on the first floor of a traditional Victorian tenement and is characterised by stylish décor, paired with attractive period features.

Off the welcoming entrance hall there is a generous living room with attractive cornicing, ceiling rose, Edinburgh press, working gas fire and surround as well as a lovely bay window with space for dining. The kitchen is well-equipped with appliances and ample worktop and storage space. Both of the bedrooms are good sized doubles that are peacefully positioned to the rear of the property and have built-in wardrobes. The stylish shower room is very impressive and has only been recently fitted. It features a large walk-in shower enclosure with black matt waterfall shower, large vanity unit and basin, WC and heated towel rail. Completing the accommodation is a small box room which makes an excellent space for home working or fantastic storage.

KEY FEATURES



First floor flat with pleasant outlook



Two double bedrooms



Shared gardens to the rear



Permit parking available



Excellent public transport links



Coffee shops, boutiques and supermarkets nearby



The property has gas central heating operated by a new boiler and double glazing which has been fitted in recent years.

The building has a secure entry system and to the rear, there is an enclosed, communal garden, mainly laid to lawn with established trees and shrubs.

On-street parking is available by way of a residents parking permit and there are public EV charging points nearby on Montgomery Street.





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. There is a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and Holyrood Park are nearby. The tram line is close by, providing swift access to the West of the City and the airport and a wide variety of buses run along London Road. The area is well served by a vast selection of cafes, bars and restaurants including Herringbone, Twelve Triangles and Little Fitzroy. For shopping requirements, there is a Scotmid and Lidl on Easter Road and a large Sainsbury's at Meadowbank Shopping Park.

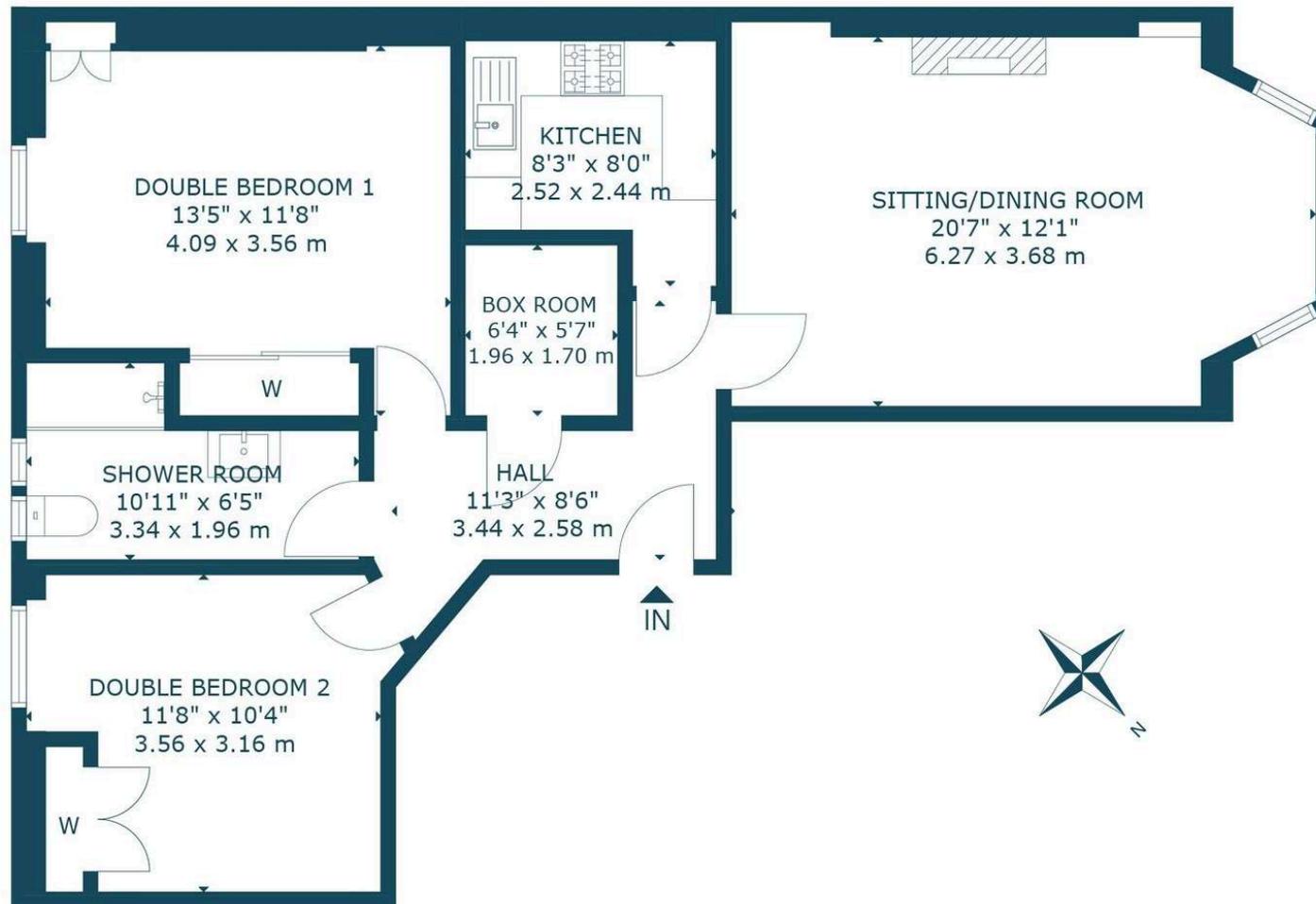
The property sits in the catchment area for Leith Walk Primary School and Drummond Community High School, whilst many of Edinburgh's renowned private schools are in walking distance or a short bus journey away.

EXTRAS

All curtains, light fittings, fitted flooring and white goods are included in the sale price.







FIRST FLOOR

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 726 SQ FT / 67 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.