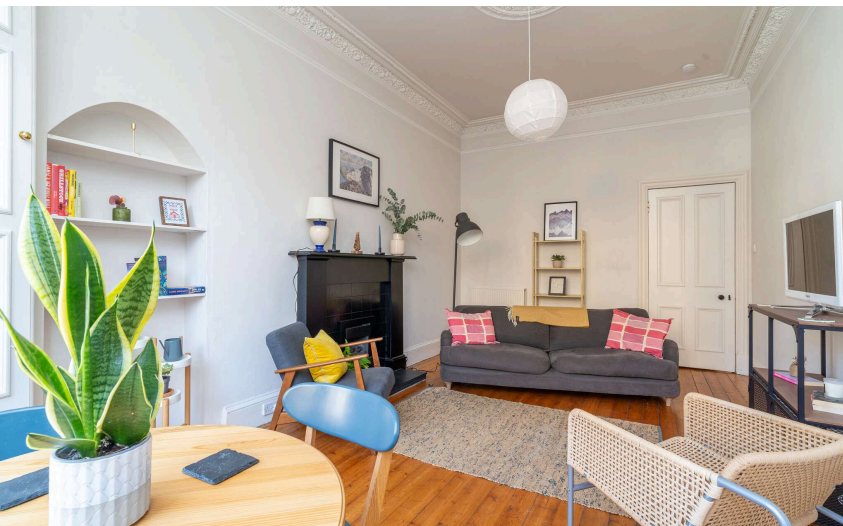


COULTERS[©]

16/1 HILLSIDE CRESCENT

HILLSIDE, EDINBURGH, EH7 5EB

 2 BED  1 BATH  1 PUBLIC









TAKE A LOOK INSIDE

Situated on an attractive treelined crescent in the popular area of Hillside, this beautifully presented apartment boasts a superb location that is within easy walking distance of transport links, city landmarks and entertainment and shopping destinations. Positioned on the ground floor of a B-Listed tenement within the New Town conservation area, the property is presented in excellent condition throughout and displays a host of wonderful, retained period features which include original timber flooring, cornicing and sash and case windows.

The property comprises: a very spacious bay windowed sitting room with fireplace; galley style kitchen with integrated BOSCH appliances, solid oak worktops and small breakfast bar at the window; two double bedrooms with the largest double to the rear also have a large built-in cupboard and separate press; and a stylish shower room painted in dark tones and featuring white subway style wall tiling as well as underfloor heating. Additional storage is available within a large cupboard off the entrance hall and there is also access to a basement which offers potential for further storage.

KEY FEATURES

-  Ground floor flat on handsome crescent
-  Two double bedrooms
-  Private garden to side
-  Permit parking available
-  Excellent public transport links
-  Just a ten minute walk to St James Quarter



The property has gas central heating operated by a NEST heating system and there are single glazed sash and case windows.

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

The property benefits from its own private garden which is accessed from a small gate on Hillside Street. It's a lovely peaceful spot from which to sit and enjoy the outdoors. Residents also have access to a well-maintained shared garden to the rear.





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 are many beautiful parks in the vicinity including London Road Gardens, Montgomery Street Park and the well-known destinations of Calton Hill and Holyrood Park. 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 Valvona and Crolla.

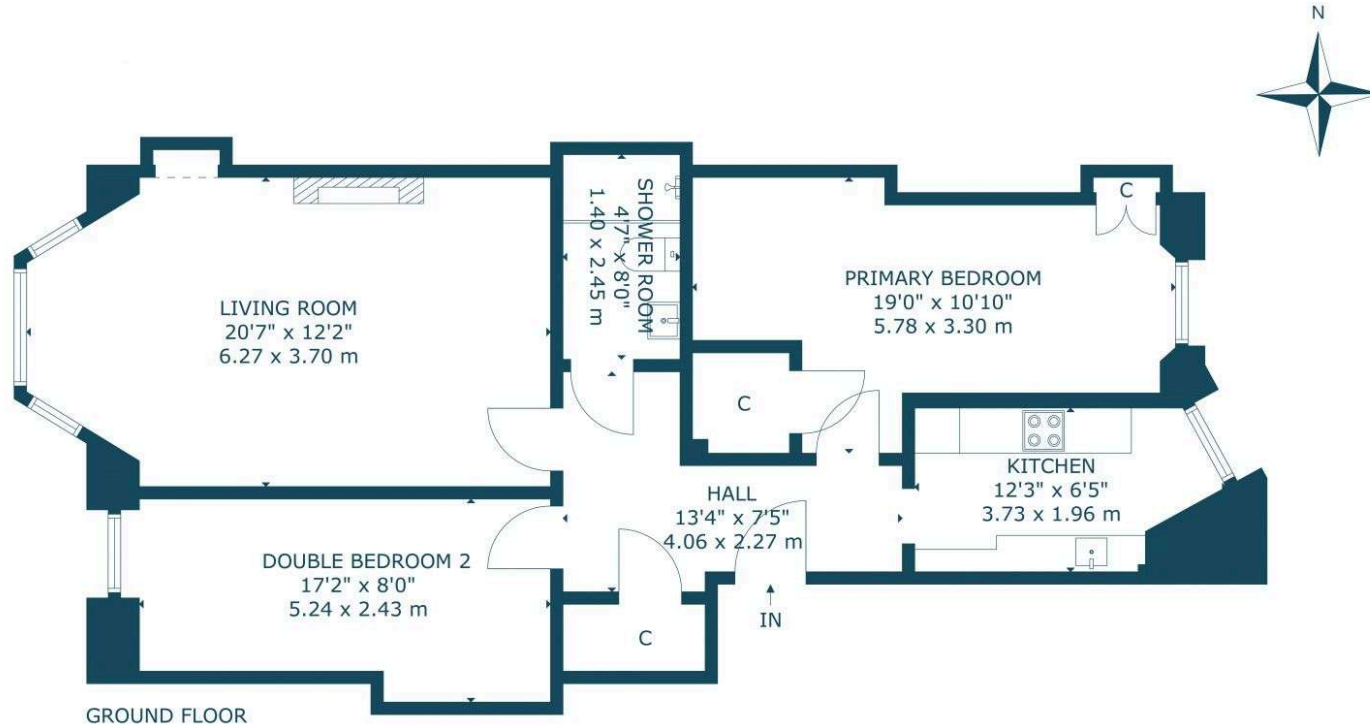
For shopping requirements, there is a large Sainsbury's and Lidl at Meadowbank Shopping Park. The property sits in the catchment area for Leith Walk Primary School and Drummond Community High School, whilst many of Edinburgh's renowned private schools are in walking distance or a short bus journey away.

EXTRAS

All curtains, blinds, light fittings, fitted flooring and white goods are included in the sale price. Other items may be available subject to separate negotiation.







16/1 HILLSIDE CRESCENT, HILLSIDE, EDINBURGH, EH7 5EB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 759 SQ FT / 71 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.