



McEwan Fraser Legal
Solicitors & Estate Agents
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14/8 Hillside Street
HILLSIDE, EDINBURGH, EH7 5HB

LOCATION

Edinburgh



Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape.

The property also enjoys outstanding proximity to all that the inspiring capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep. The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram terminus at York Place, which provides quick and convenient travel to Edinburgh Airport and the bus station at St Andrew's Square. Nearby is the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre.

The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services. There are several post offices from which to choose. For those who prefer open-air recreational facilities, Holyrood Park and Princes Street Gardens are virtually on the doorstep. It is only a short trip to the Botanic Gardens and Inverleith Park.





McEwan Fraser Legal is delighted to present this superb one bedroom top floor flat in the sought after residential pocket of Hillside, close to Edinburgh city centre. The property is presented to the market in excellent condition and is a great example of a traditional flat which has been sympathetically finished to an exacting modern standard. The property also benefits from access to a communal rear garden.

Internal accommodation is focused towards a stunning lounge which offers ample floor space for a suite and full range of supporting furniture. An original bed recess gives plenty of space for a dining table and the modern fireplace makes for a lovely focal point. Many original features have been retained including sash and case windows which have been upgraded and overhauled in recent years. The modern kitchen is accessed from the living room and includes a good range of base and wall mounted units with integrated hob and oven alongside space for a free-standing fridge freezer and washing machine. The charming bedroom enjoys similar proportions to the lounge and enjoys original period coving, exposed flooring and, of course, high ceilings are a given. The bedroom also enjoys access to an integrated wardrobe and a box room for additional storage space. Accommodation is completed by a stylish modern bathroom and separate WC which are accessed from the central hallway. The bathroom room enjoys elegant contemporary tiling and mains shower over bath.

For extra warmth and comfort, there is gas central heating throughout.

This is a very special property in an excellent location and internal viewing is highly recommended.

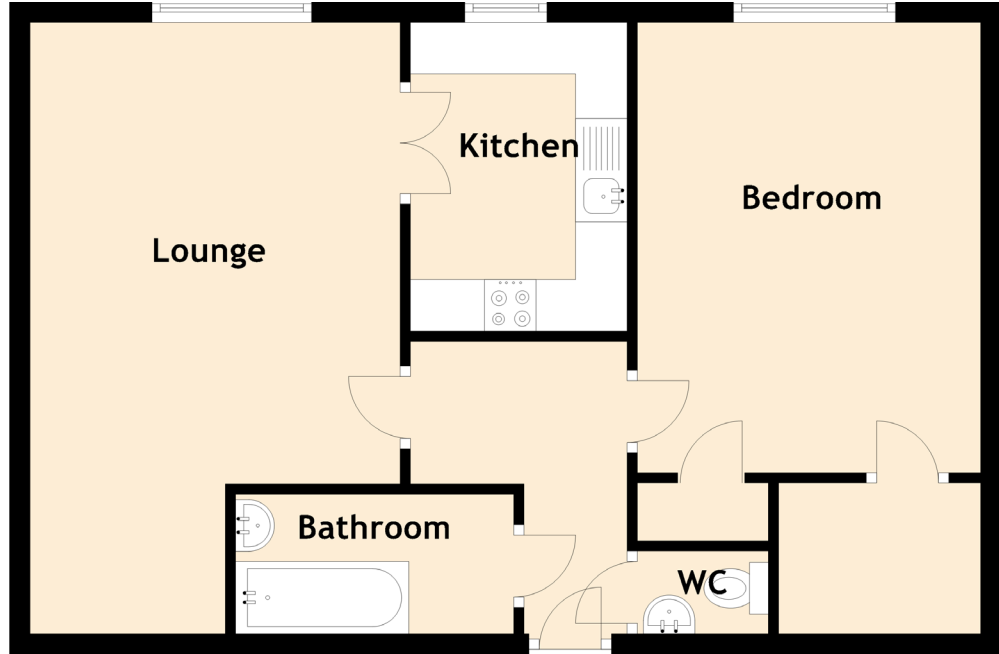


“...superb one bedroom
top floor flat...”



BEDROOM

BATHROOM & WC



Approximate Dimensions
(Taken from the widest point)

Lounge	5.92m (19'5") x 3.59m (11'9")
Kitchen	2.99m (9'10") x 1.95m (6'5")
Bedroom	4.36m (14'4") x 3.33m (10'11")
Bathroom	2.85m (9'4") x 1.35m (4'5")
WC	1.27m (4'2") x 0.80m (2'7")

Gross internal floor area (m²): 56m²
EPC Rating: D

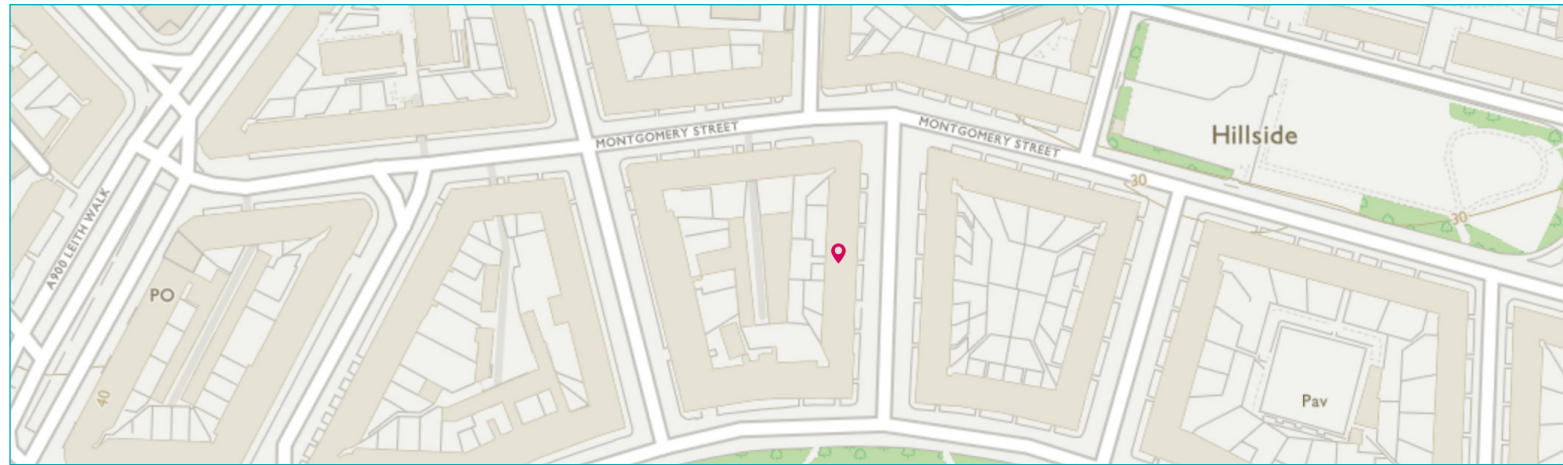


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**Part
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