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THE LOCATION

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 enjoys outstanding close 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. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

Within the City Centre, only naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications.



THE PROPERTY

We are delighted to present this two bedroom, main door, Georgian, basement flat to the market. The property is situated in Edinburgh's desirable New Town. The accommodation is accessed down steps from the street onto a substantial private courtyard. The private front door leads to an entrance vestibule and a large welcoming hallway which provides access to all rooms.

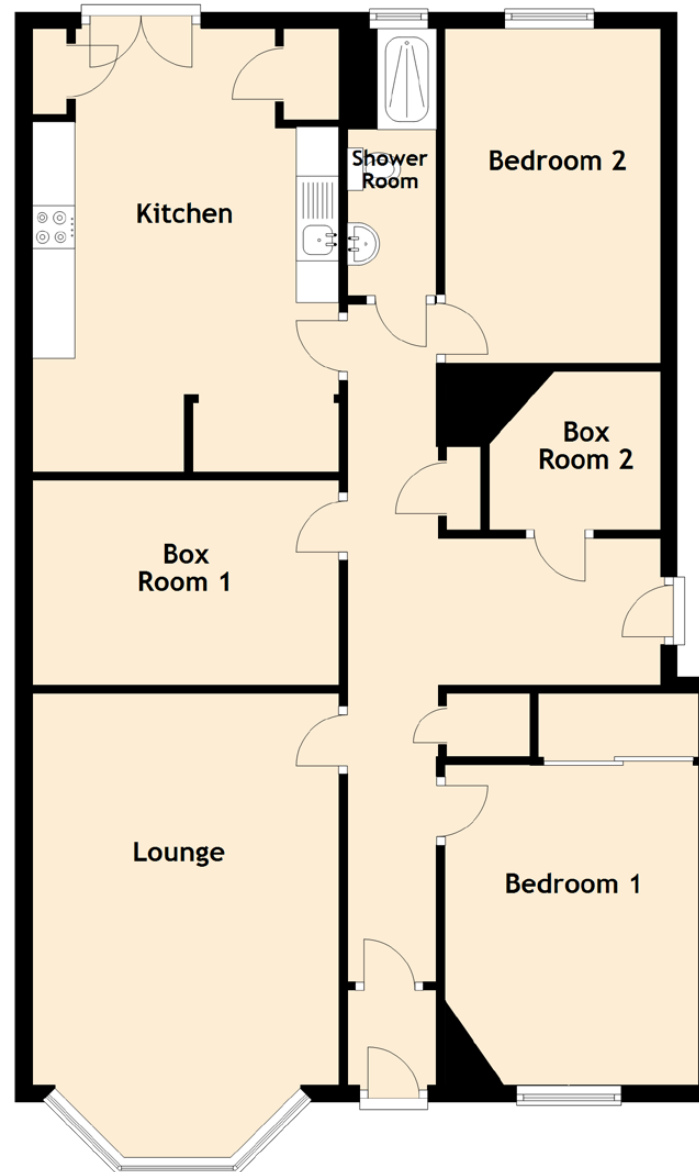


The lounge is bright and spacious with a front facing window. The kitchen comes fully equipped with integrated appliances and a 5-ring induction hob as well as providing excellent dining space. It is a very light room with access out into the lovely, communal garden, which is in great condition. The property also has two generously proportioned double bedrooms accessed off the hallway, the master bedroom faces the front courtyard and benefits from a large wardrobe which could double as an en suite if required, whilst bedroom two faces the rear. In addition to the two bedrooms, the

property boasts two large internal box rooms which offer a variety of uses. Last but not least, there is a partially tiled shower room, modern in style.

The property further benefits from gas central heating and UPVC double glazed windows. All in all, this property is in an excellent location, has been well looked after and would make a wonderful home all year around. Viewings are by appointment only.





**Approximate Dimensions
(Taken from the widest point)**

Lounge	5.70m (18'8") x 3.60m (11'10")
Kitchen	5.20m (17'1") x 3.35m (11')
Bedroom 1	3.76m (12'4") x 2.98m (9'9")
Bedroom 2	3.69m (12'1") x 2.53m (8'4")
Box Room 1	3.67m (12') x 2.41m (7'11")
Box Room 2	2.01m (6'7") x 1.86m (6'1")
Shower Room	3.23m (10'7") x 1.03m (3'5")

Gross internal floor area (m²): **99m²**

EPC Rating: **C**



LOCAL AMENITIES



BUS LINKS



NEAR BARS



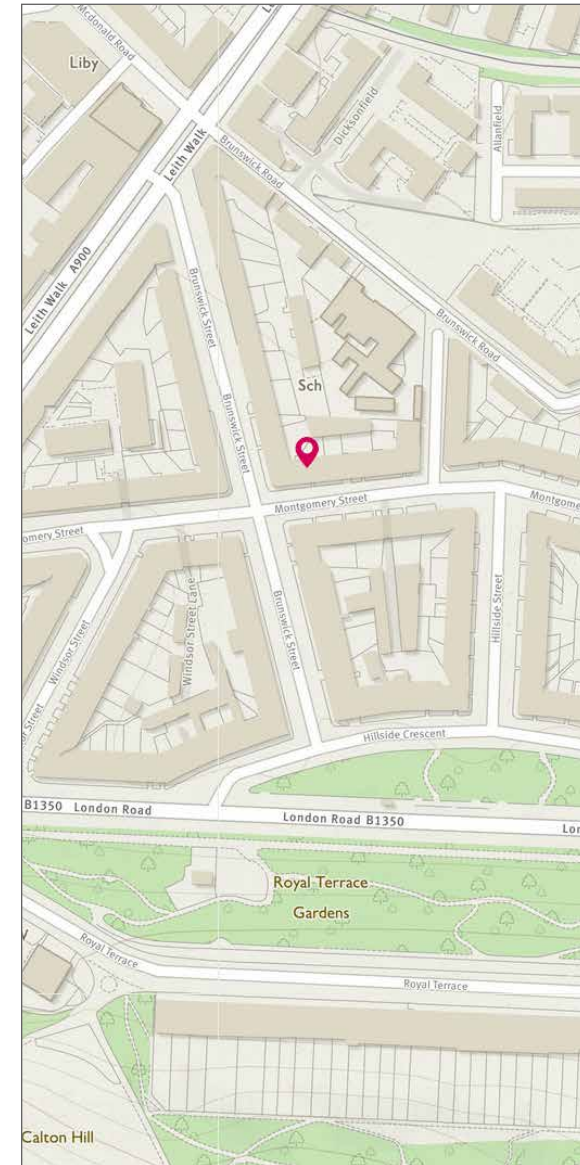
TRAM LINKS



NEAR SCHOOLS



PLACES TO EAT






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Text and description
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