




McEwan Fraser Legal

Solicitors & Estate Agents

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16 Hillside Street

HILLSIDE, EDINBURGH, EH7 5HB

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.

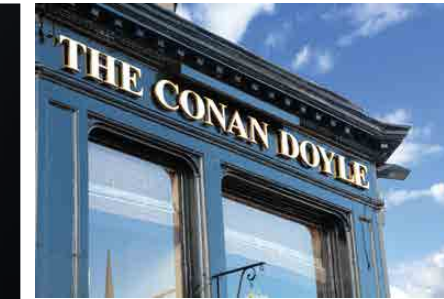
The property is situated a short walk from the major transport hubs of Waverley Train Station

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.



HILLSIDE
EDINBURGH
“...The property enjoys outstanding proximity to all that the inspiring capital has to offer...”



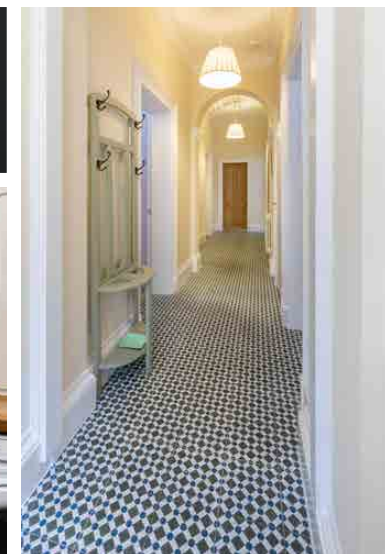
McEwan Fraser Legal offer this fresh and extremely well presented main door property in the highly sought after area of Hillside in Edinburgh city centre.

This traditional Georgian main door flat boasts access through a private external front garden and entrance. Internally the property has been recently decorated and has been well maintained by the current owner throughout, with many preserved original features on show. Each room is well proportioned and the flat offers great flexibility and could be used as a three-bedroom property.

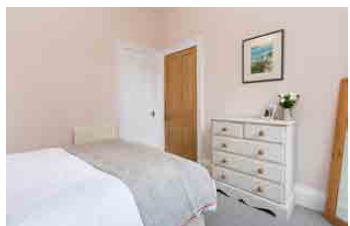
Internally the property briefly comprises an entrance vestibule, a spacious hallway with feature floor tiles, storage cupboard and original pulley. A large front-facing lounge is flooded with natural light and could be used as an additional bedroom, the room boasts a feature fireplace,

original cornice and bay window. A white modern fitted kitchen is fully equipped with ample storage, an integrated electric hob, oven and extractor hood, the double doors provide access to a comfortable family/dining room with storage cupboard and office. The two double bedrooms at the front and rear elevation provide space for furnishing arrangements whilst a crisp three-piece partially tiled bathroom with a rainfall shower over bath and towel radiator completes the rooms.

The property further benefits from permit on-street parking and a gas central heating system ensuring a comfortable living environment. A shared back garden and Hillside Crescent Gardens and Royal Terrace Gardens at the top of the street. Due to the location and the flexibility of this property early viewing is highly recommended.



16 HILLSIDE STREET
HILLSIDE



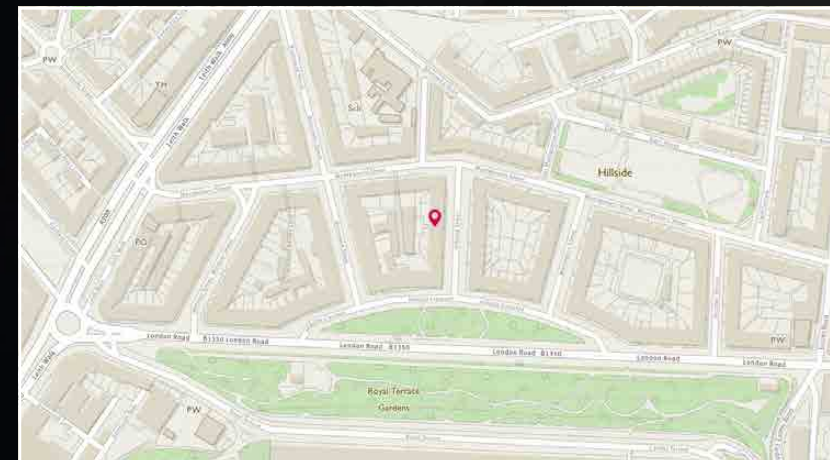
SPECIFICATIONS

FLOOR PLAN & DIMENSIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.08m (16'8") x 2.10m (6'11")
Kitchen	3.62m (11'11") x 2.03m (6'8")
Bedroom 1	5.05m (16'7") x 3.65m (12')
Bedroom 2	3.40m (11'2") x 3.16m (10'4")
Bedroom 3	4.44m (14'7") x 2.63m (8'8")
Bathroom	2.37m (7'9") x 1.31m (4'4")

Gross internal floor area (m²): 98m²
EPC Rating: D



BUS LINKS



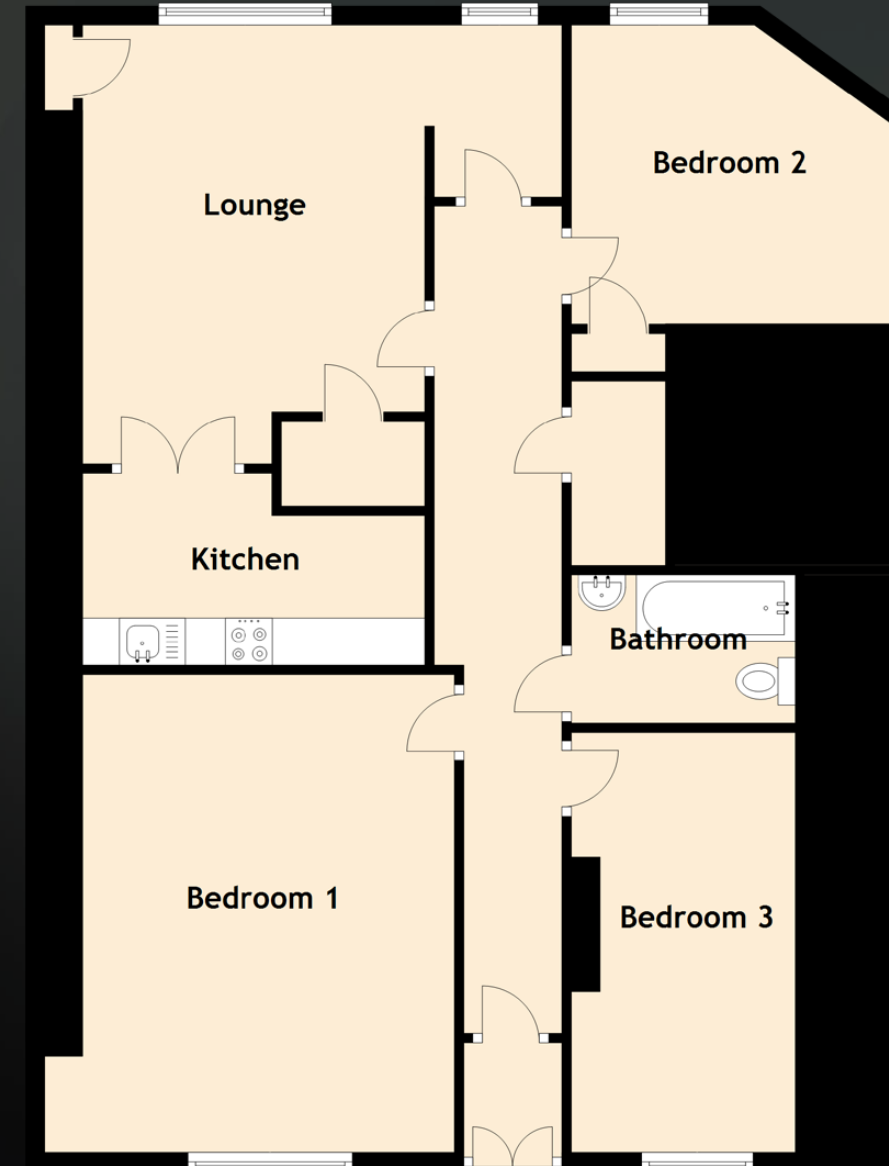
LOCAL AMENITIES



PLACES TO EAT



CITY PROPERTY






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**Part
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