

# 7/6 Wellington Street

EDINBURGH, EH7 5EE



*McEwan Fraser Legal is delighted to present this two-bedroom flat at 7/6 Wellington Street, Hillside*



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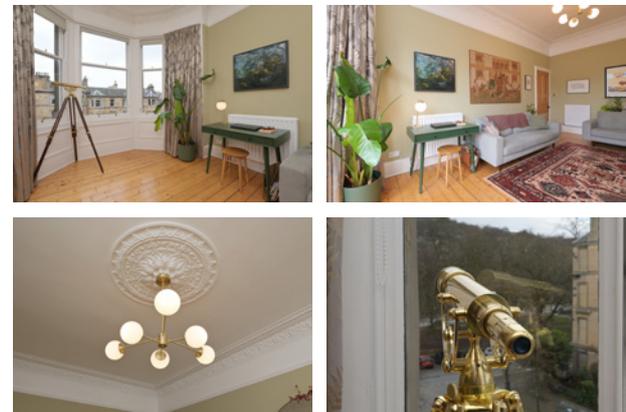


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McEwan Fraser Legal is delighted to present this two-bedroom flat at 7/6 Wellington Street, Hillside. The property is in walk-in condition and offers a well-balanced mix of period character and modern finishes, set within a highly desirable central Edinburgh location.

# THE LIVING ROOM

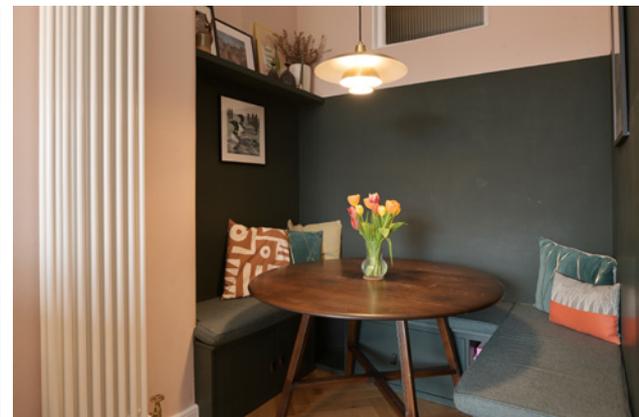


Inside, the property comprises a spacious living area featuring a bay window, double-glazed windows, wooden flooring, and a working open fire, creating a bright and characterful main reception space.

# THE KITCHEN



The fully equipped kitchen is fitted with an induction hob, electric oven, and integrated washing machine and dishwasher, offering a practical and contemporary workspace.





There are two well-proportioned bedrooms providing flexible accommodation for a range of buyers and a box room with fitted wardrobes, ideal for home working, storage, or occasional guest use. The modern bathroom is fitted with a three-piece suite, finished to a clean and contemporary standard.

## THE BATHROOM



# BEDROOM 1



two well-proportioned bedrooms providing flexible accommodation for a range of buyers



# BEDROOM 2



# THE BOX ROOM

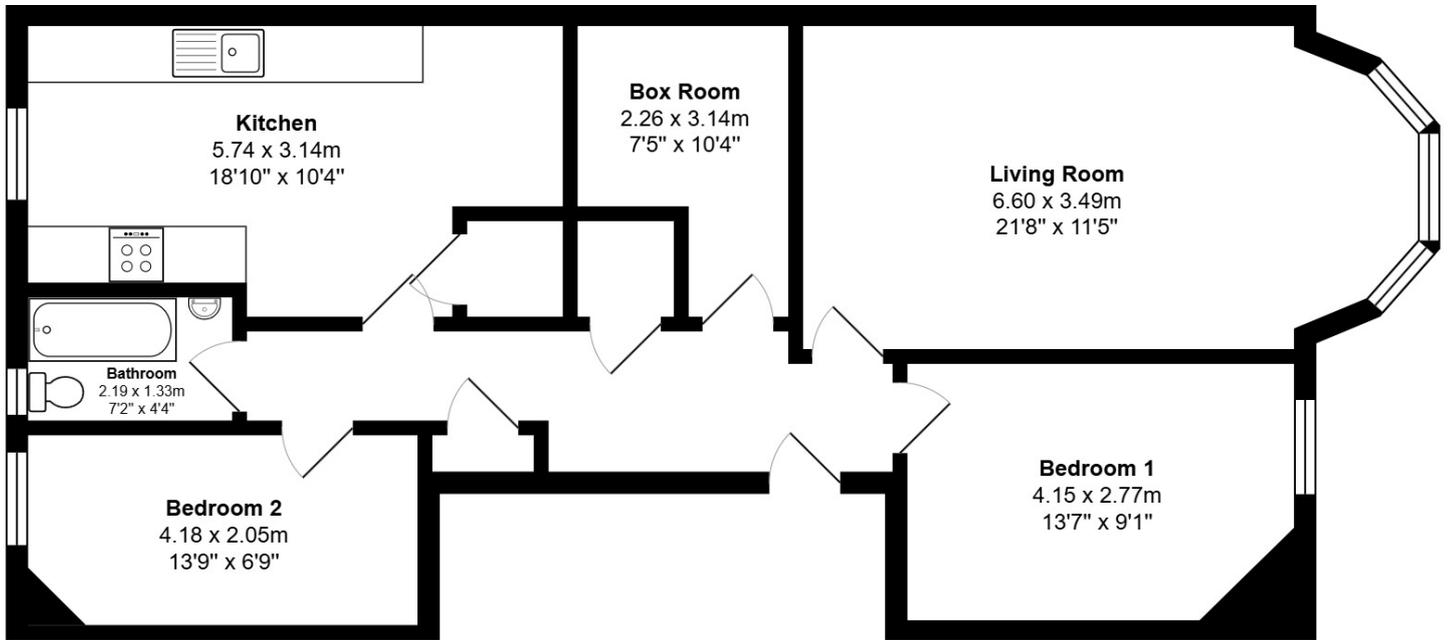


In addition, the property benefits from excellent natural light, retained period features, and a highly convenient location close to the city centre, transport links, and a wide range of local amenities. This is a rare opportunity to acquire a stylish and well-presented flat in one of Edinburgh's most sought-after residential areas. Excellent location, solid fundamentals, and real character throughout.

# EXTERNALS



# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Ceiling light fittings, integrated kitchen appliances, fitted flooring, integrated kitchen seating and upholstery, integrated box room wardrobes and lighting



# 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 are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and a gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

The New Town of Edinburgh enjoys an international reputation. With the debatable exception of perhaps Bath, there is no better example of Georgian architecture on such a scale and in such condition. It dates back to the late eighteenth Century and was constructed around a plan conceived by the architect James Craig, who was, at that time, only twenty-three years old. His vision, based on a system of parallel streets and squares, was developed and extended over the next century, reaching out to the Greenside in the east, Canonmills and Stockbridge in the north, and out as far as Haymarket in the West. The layout of the Hillside area was designed as an extension to the New Town by one of Edinburgh's most famous architects, William Playfair. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city.

Within the city centre, naturally, is everything that a modern metropolis can offer in terms of facilities, commercial and financial services, amenities and communications. The city's best shopping facilities are available on Princes Street. George Street provides banking, building societies and other financial services. There are a number of 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, whilst from Warriston, the routes of old railway lines radiate out in a variety of directions, providing interesting new perspectives on otherwise familiar parts of the city.



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