

# 32A Hillside Street

EDINBURGH, EH7 5HB



*Exceptional three-bedroom refurbished flat in sought-after Hillside, perfectly positioned for city living and long-term investment*



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McEwan Fraser Legal is delighted to present this exceptionally upgraded three-bedroom basement flat, forming part of an attractive traditional tenement in the ever-popular Hillside district of Edinburgh. Recently subject to an extensive programme of refurbishment, the property is presented in true walk-in condition, combining modern style with the character and charm of a period building. The generous accommodation and prime central location also make the property an ideal property for professionals, an astute investment opportunity, or an ideal base for a child attending one of Edinburgh's renowned universities.

# THE LIVING ROOM/KITCHEN



The centrepiece of the home is the stylish open-plan kitchen and living area, designed with contemporary living in mind.



The newly installed kitchen features sleek cabinetry, quality fittings, and generous worktop space, creating an ideal environment for both everyday living and entertaining.



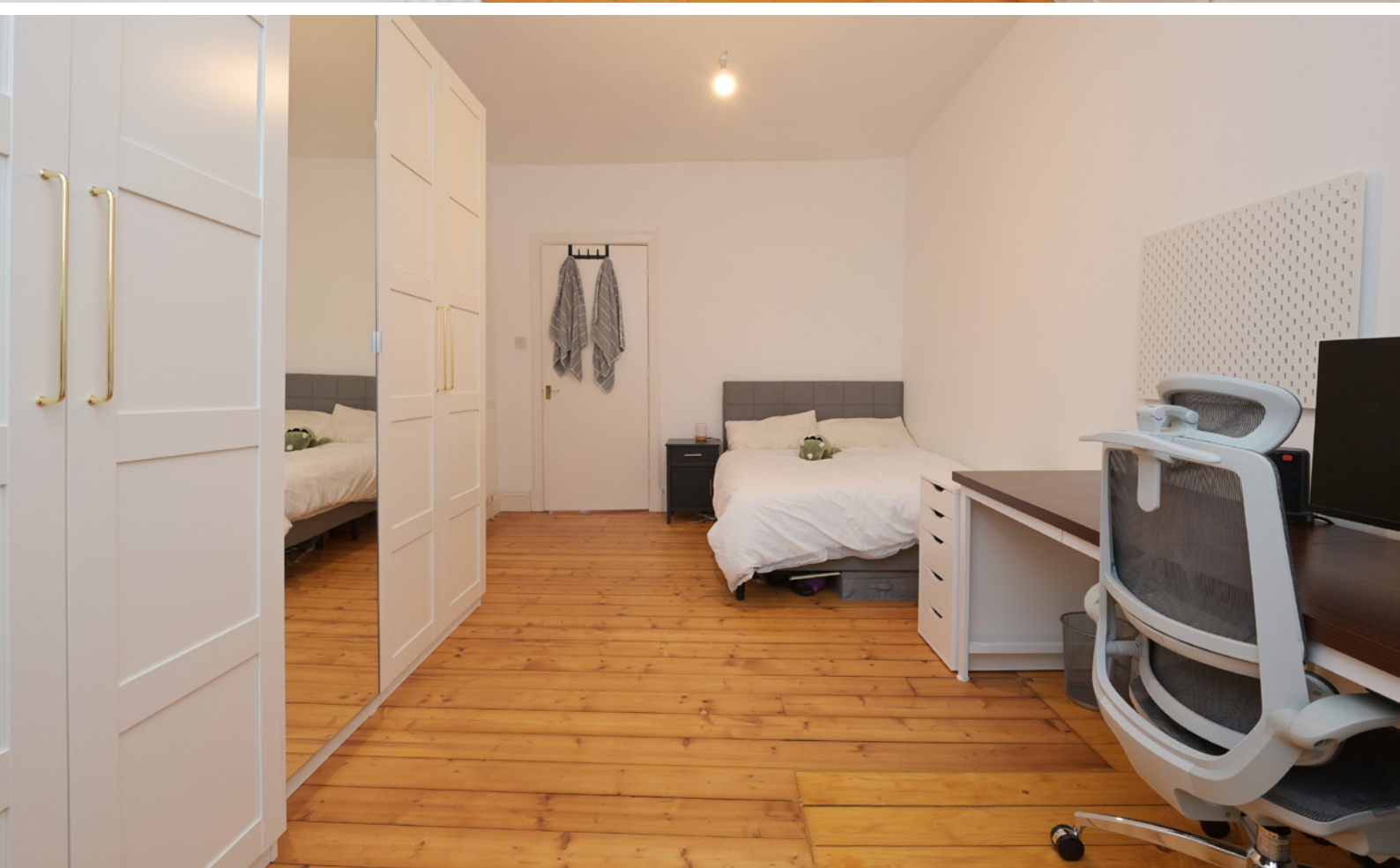


Fresh neutral décor throughout enhances the sense of light and space, while the property's excellent proportions are showcased across three generous double bedrooms. The accommodation is further complemented by a modern bathroom with a shower, a separate WC/cloakroom, and a dedicated utility room, ensuring the main living spaces remain uncluttered and practical for modern lifestyles.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Additional benefits include double glazing, a recently installed gas combination boiler providing efficient central heating, access to a well-maintained shared rear garden, and zoned permit parking.

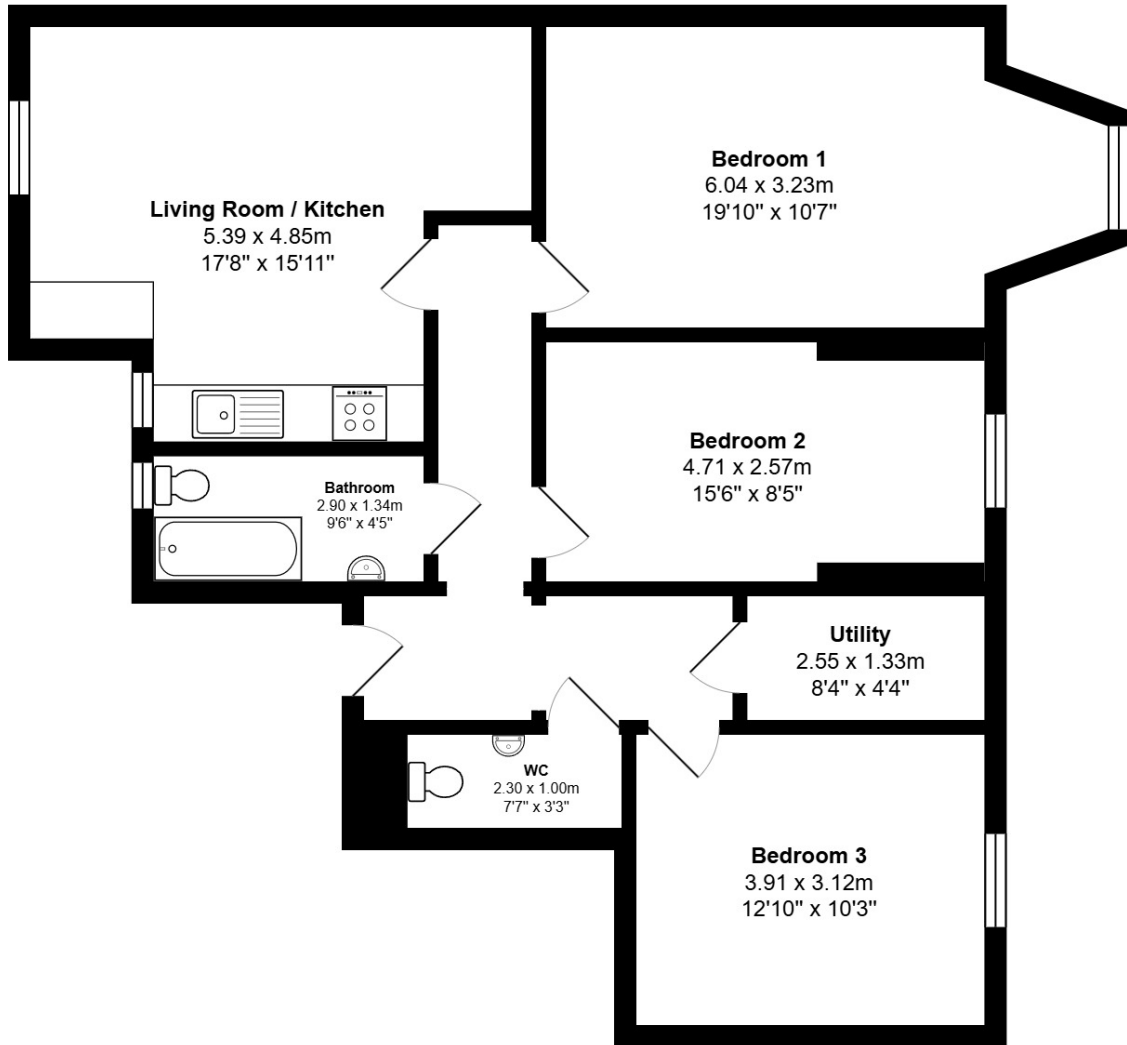
Located in the vibrant Hillside area, the property enjoys easy access to some of the city's most desirable amenities, including the renowned St James Quarter and the iconic Edinburgh Playhouse. A wide range of independent cafés, bars, and restaurants are close at hand, while the city centre, University of Edinburgh and Edinburgh Napier University are all within easy reach, making the property particularly appealing for students and professionals alike.

With its high standard of finish, prime location, and flexible three-bedroom layout, this outstanding property represents a fantastic opportunity for homeowners and investors alike. Early viewing is highly recommended.

# EXTERNALS

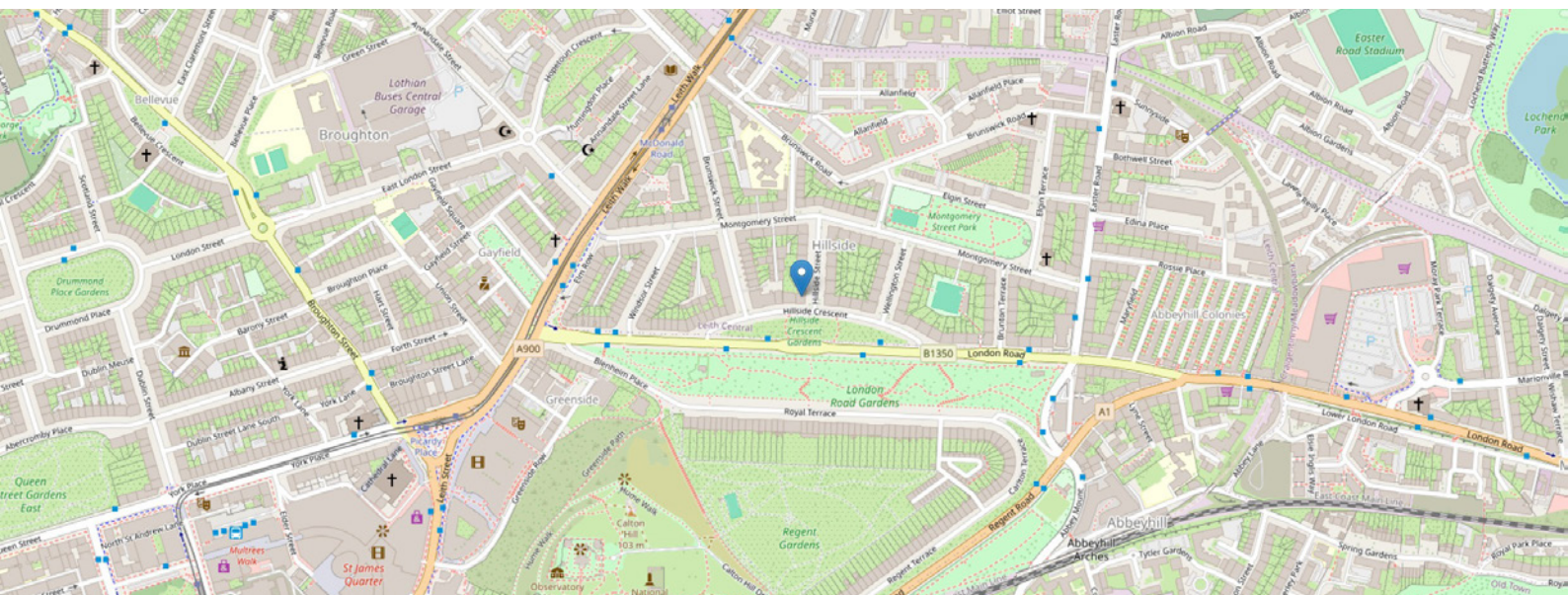


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 87m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Nestled in the heart of Edinburgh's vibrant East New Town, Hillside Street offers a sophisticated urban lifestyle that perfectly balances the tranquillity of a residential enclave with the high-energy buzz of the city centre. Often affectionately referred to by locals as part of the "East Village," this area has become one of the capital's most sought-after addresses. Residents enjoy the prestige of a historic neighbourhood while being just a short, scenic stroll away from the iconic spire of the Scott Monument and the bustling thoroughfare of Princes Street.





The area is a true cultural powerhouse, situated mere moments from the Edinburgh Playhouse, the UK's largest theatre, and the Omni Centre, which houses a multi-screen cinema and premium fitness facilities. For those who appreciate an independent spirit, the adjacent Broughton Street and Leith Walk offer an eclectic mix of boutique shops, award-winning bistros, and legendary local institutions like Valvona & Crolla. Whether you are looking for an artisanal coffee at Artisan Roast or a craft cocktail in a trendy hidden bar, the culinary and social options here are among the best in the city.

Outdoor enthusiasts are equally well-catered for, as Hillside Street is framed by some of Edinburgh's most beautiful green spaces. The sprawling meadows of Montgomery Street Park provide a peaceful immediate escape, while the majestic Calton Hill is practically on your doorstep, offering world-famous panoramic views of the skyline and the Firth of Forth. For those seeking more rugged recreation, the dramatic peaks of Arthur's Seat and Holyrood Park are within easy walking distance, providing a slice of the Highlands right in the middle of the city.

Connectivity is unparalleled, making this an ideal base for professionals and commuters. The recent tram extension has placed the Picardy Place and McDonald Road stops within minutes of the front door, offering a direct, effortless link to Edinburgh Airport in one direction and the fashionable Shore at Leith in the other. With Waverley Station nearby for national rail travel and a constant stream of frequent bus services, Hillside Street represents the very best of connected, cosmopolitan living in Scotland's capital.



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