



*SPACIOUS ONE-BEDROOM  
FIRST-FLOOR FLAT*



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Welcome to this charming one-bedroom first-floor flat, located in a desirable area of Hillside. This delightful property offers a comfortable and modern living space, making it an ideal choice for individuals or couples seeking a cosy home in a convenient location.

As you enter the flat, you are greeted by an open-plan kitchen/living room that creates a seamless and inviting space. The design allows for effortless entertaining and comfortable living. The kitchen is well-appointed with modern appliances, providing you with everything you need to prepare delicious meals. The living area offers ample space for relaxation and hosting guests, making it the perfect place to unwind after a long day.

The bedroom is generously sized and boasts a peaceful atmosphere. Its windows fill the room with natural light, creating a bright and airy ambience. With ample storage space, you can keep your belongings organized and enjoy a clutter-free living environment. The bathroom is equipped with a convenient shower, providing a refreshing and invigorating start to your day.

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# The Bedroom



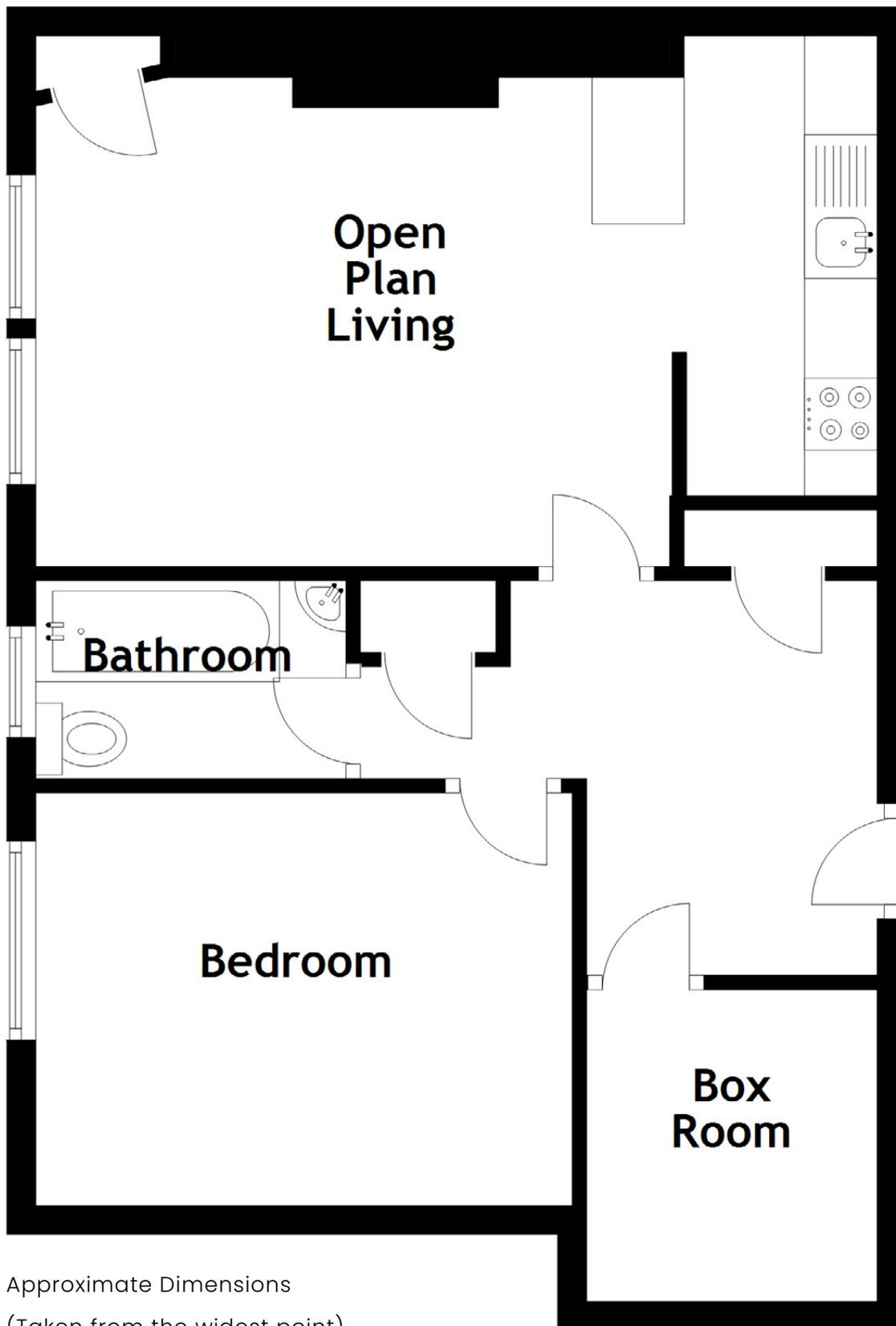


**The Bathroom**





BOX ROOM



Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	5.80m (19') x 3.40m (11'2")	Gross internal floor area (m <sup>2</sup> ): 49m <sup>2</sup> EPC Rating: C
Bedroom	3.70m (12'2") x 2.87m (9'5")	
Box Room	2.17m (7'1") x 2.00m (6'7")	
Bathroom	2.14m (7') x 1.37m (4'6")	



## COMMUNAL GARDEN

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Additionally, the flat benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while the double-glazed windows contribute to energy efficiency and a quieter indoor environment.

Situated in a well-maintained building having just undergone maintenance, this flat offers a peaceful retreat from the hustle and bustle of the city, while still being within easy reach of all amenities. Local shops, cafes, and restaurants are just a short stroll away, providing convenient access to daily necessities and a vibrant social scene.

In summary, this one-bedroom first-floor flat presents an excellent opportunity for those seeking a comfortable home in a desirable area of Edinburgh. With its open-plan living area, well-appointed kitchen, double bedroom, and convenient bathroom, this property is sure to impress. Don't miss the chance to make this charming flat your own and enjoy all the benefits of Edinburgh living.

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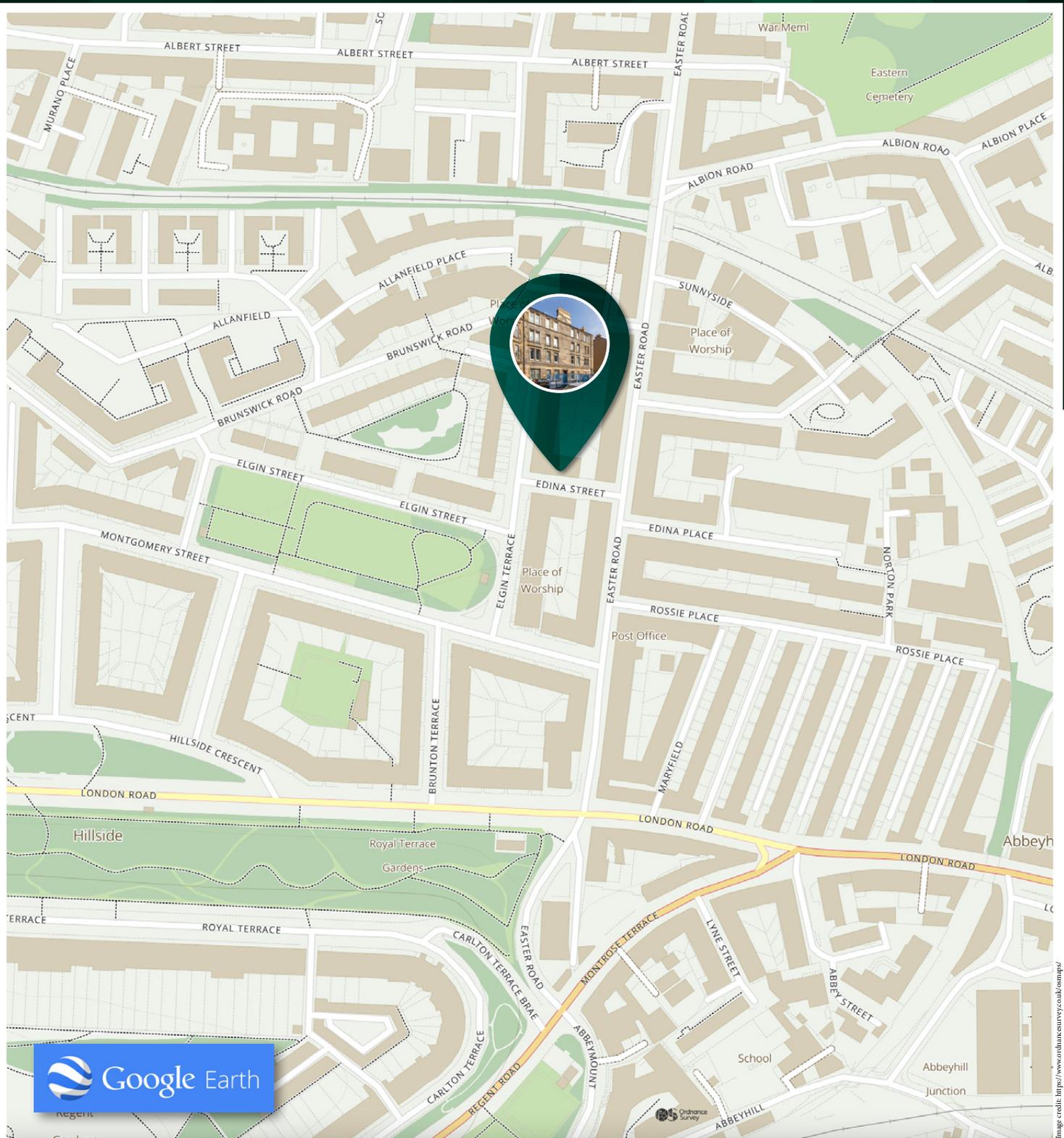
Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape. The property enjoys outstanding 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 stop at Picardy Place, which provides quick and convenient travel to Edinburgh Airport and Newhaven. Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants, gym, and the famous Playhouse Theatre.

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## The Location





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