

30/3 Hillside Crescent

EDINBURGH, EH7 5EF



McEwan Fraser Legal is delighted to present this three-bedroom flat in Hillside Crescent



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McEwan Fraser Legal is delighted to present this immaculately presented three-bedroom flat with two public rooms, set on the highly sought-after Hillside Crescent. Offering generous proportions and an abundance of period charm, this exceptional home combines elegant traditional features with modern comfort.

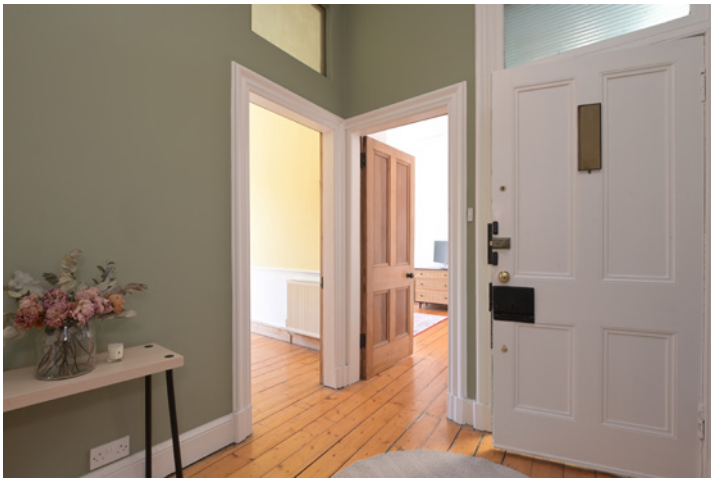
THE LIVING ROOM



The property boasts impressive high ceilings and a wealth of beautiful period detailing, creating a bright and sophisticated living environment. The two public rooms provide excellent flexibility, with a stunning living room ideal for relaxing and entertaining.

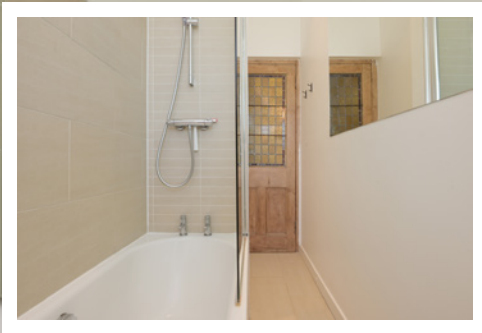
THE KITCHEN & UTILITY





The accommodation further comprises three well-proportioned bedrooms, along with a useful box room that offers ideal space for a home office, additional storage or dressing room. The modern bathroom has been finished to a high standard, complementing the overall quality of the home.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



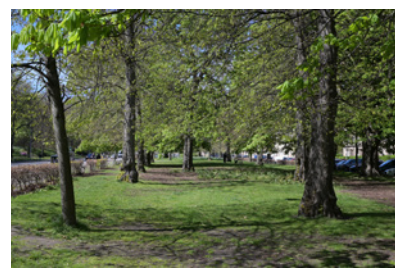
THE BOX ROOM



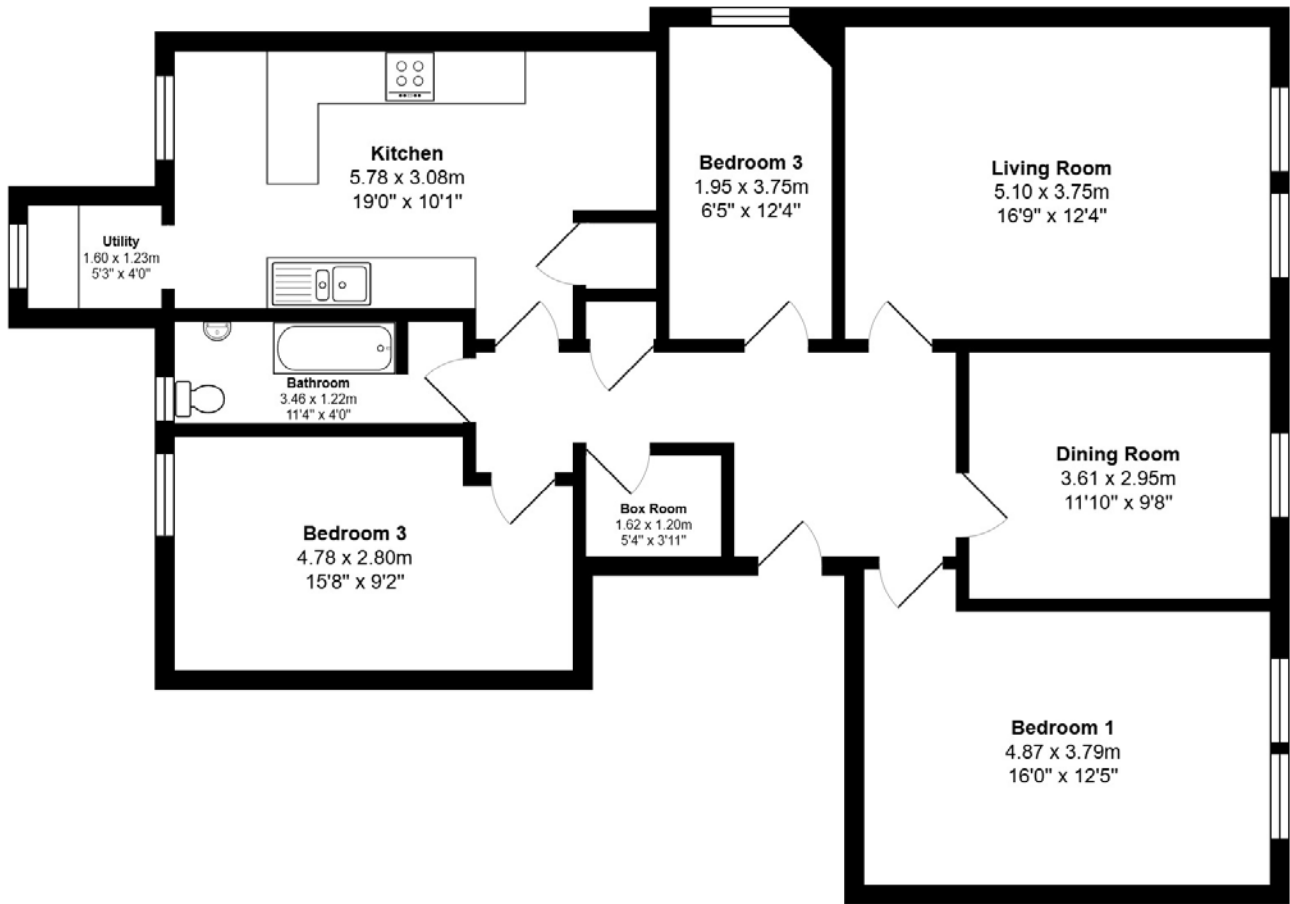
Further benefits include gas central heating, ensuring comfort throughout the year, while the immaculate presentation allows for true move-in condition.

Situated in one of Edinburgh's most desirable locations, close to the city centre, excellent amenities and transport links, this outstanding property offers a rare opportunity to acquire a substantial and beautifully finished home. Early viewing is highly recommended.

EXTERNALS

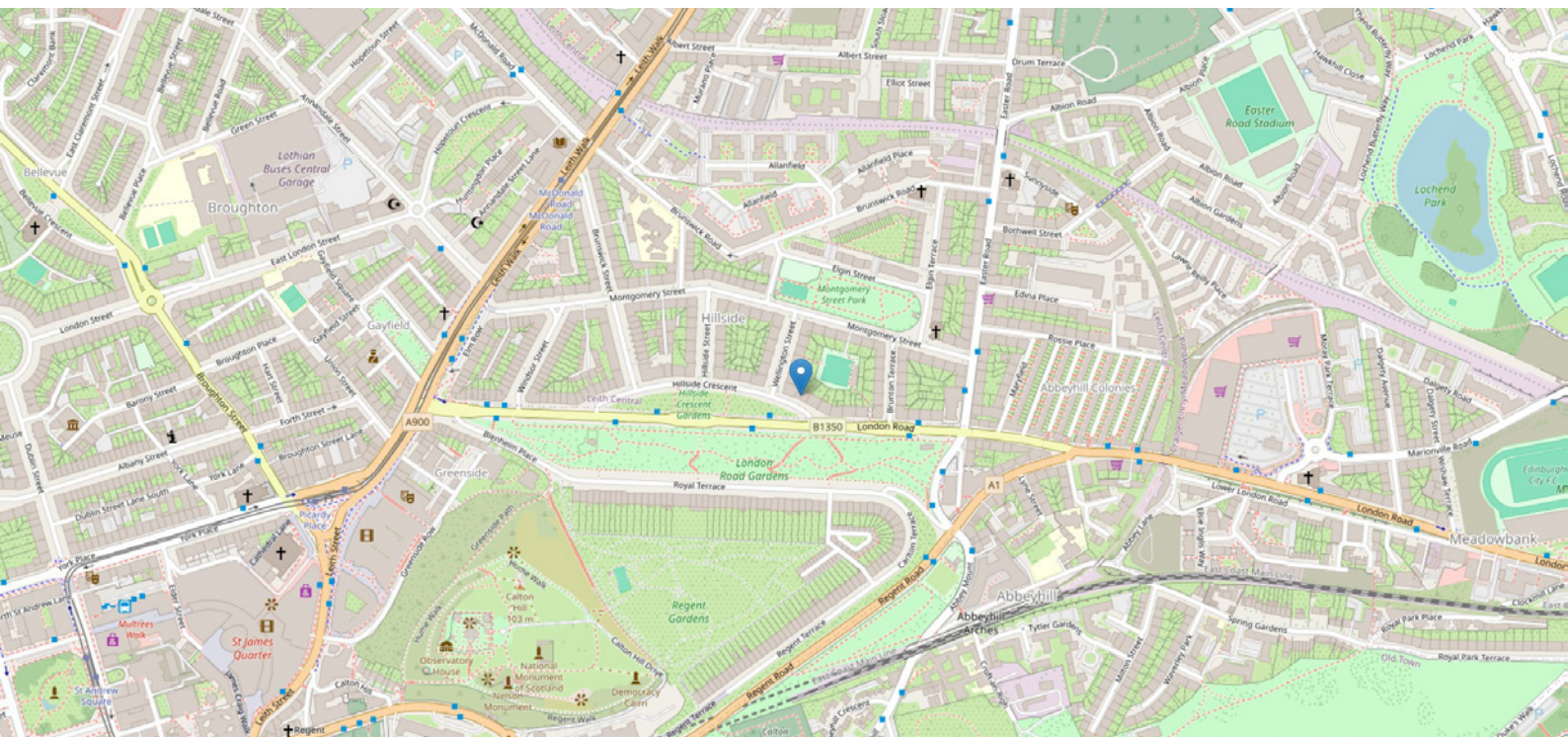


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 112m² | EPC Rating: C



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. 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.

The West End is, of course, where Edinburgh's entertainment facilities tend to be very highly concentrated. Here, there is the Usher Hall, the Lyceum Theatre, all manner of restaurants and bars, indoor sports facilities, and Health Clubs. For the energetic, none of these facilities is more than a comfortable walk away.

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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