

7 Edina Street

HILLSIDE, EDINBURGH, EH7 5PN



*Spacious main door, Hillside flat with high ceilings,
modern kitchen and large cellar workshop space*



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McEwan Fraser Legal is delighted to present this impressive two-bedroom main door flat, ideally located in the highly sought-after Hillside area. Offering generously proportioned accommodation and a superb blend of period charm and modern finishes, this property is presented in excellent order throughout.

THE LIVING ROOM & KITCHEN



The home boasts a welcoming entrance leading to a bright and spacious living room, enhanced by high ceilings and an abundance of natural light, creating a fantastic space for both relaxing and entertaining. The modern kitchen is stylish and well-appointed, offering ample storage and worktop space for everyday living.





There are two well-proportioned bedrooms, each providing comfortable and flexible accommodation. The property further benefits from gas central heating and double glazing, ensuring year-round comfort and efficiency.

THE BATHROOM



BEDROOM 1



BEDROOM 2



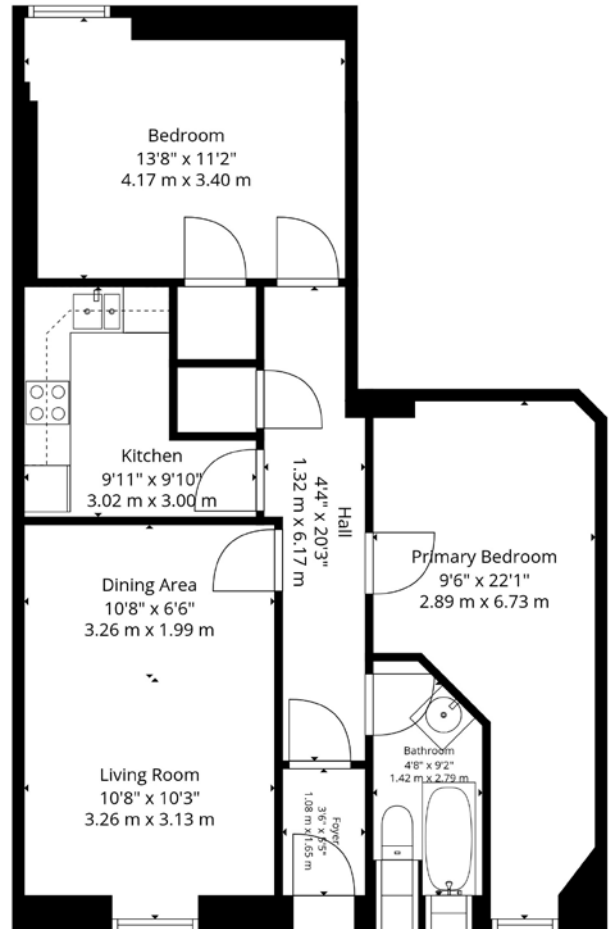
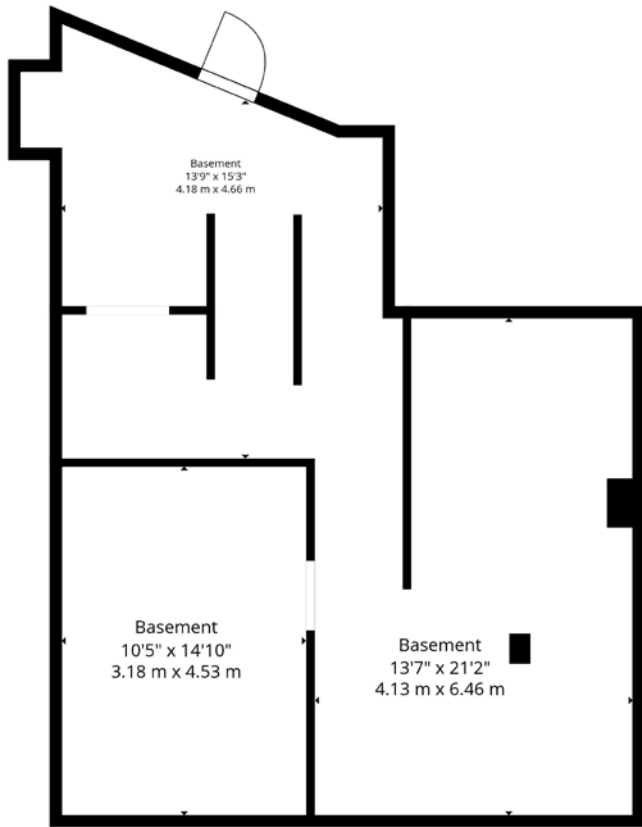
Externally, residents can enjoy a beautifully maintained shared rear garden, providing a peaceful outdoor space. A particularly notable feature is the substantial cellar, offering excellent additional storage or potential use as a workshop.

This superb main door flat offers an ideal opportunity for a wide range of buyers seeking a characterful home in a prime central location, with excellent access to local amenities, the city centre and transport links. Early viewing is highly recommended.

EXTERNALS

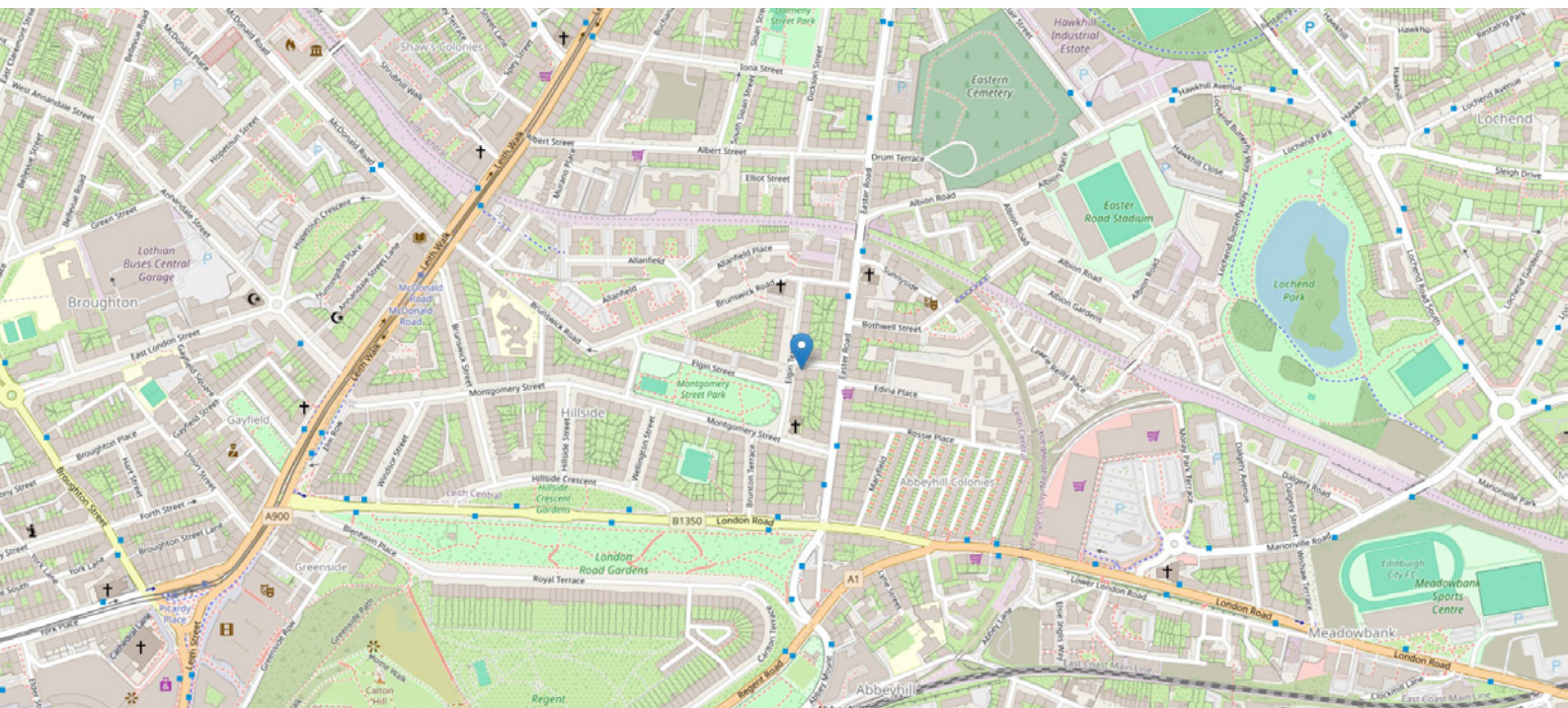


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: D



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.

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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