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EDINBURGH, EH7 5NN

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 Easter Road, Leith Walk and Broughton Street, where coffee houses, restaurants, delicatessens and other specialist shops 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 is the Omni Centre, which houses a cinema complex, bars, restaurants and gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

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 PROPERTY



An excellent opportunity has arisen to acquire this highly desirable two bedroom traditional third floor flat, making for an ideal city centre residence within the popular Hillside area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is ready to move in and briefly consists of an entrance hallway with secure entry system, a storage cupboard and access to all the rooms. A bright and spacious lounge has space for dining and boasts a bay window, original cornice and a feature gas fire. The fully equipped kitchen has ample wall and base units and free standing appliances.

There are two spacious double bedrooms to the rear, one of which has built-in wardrobes and both have plenty of space for free-standing furnishing arrangements. A white three-piece, partially tiled bathroom with electric overhead shower completes the rooms.

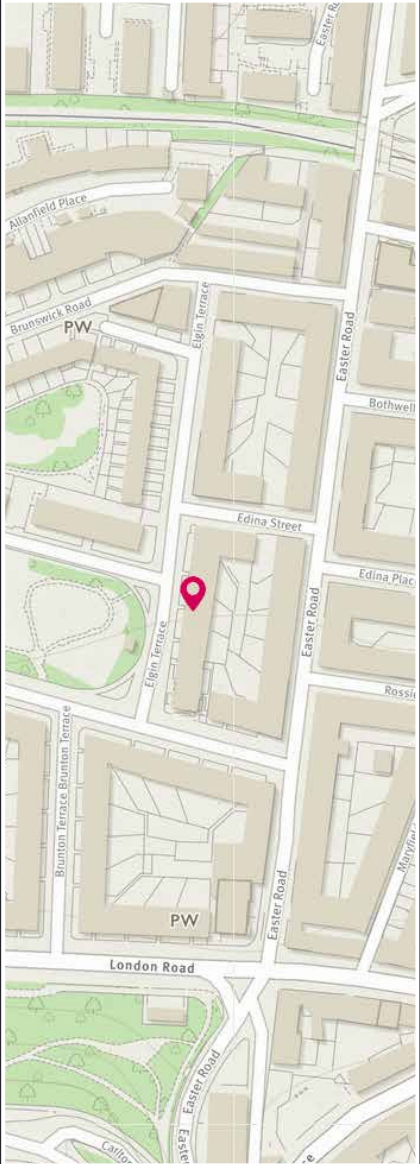
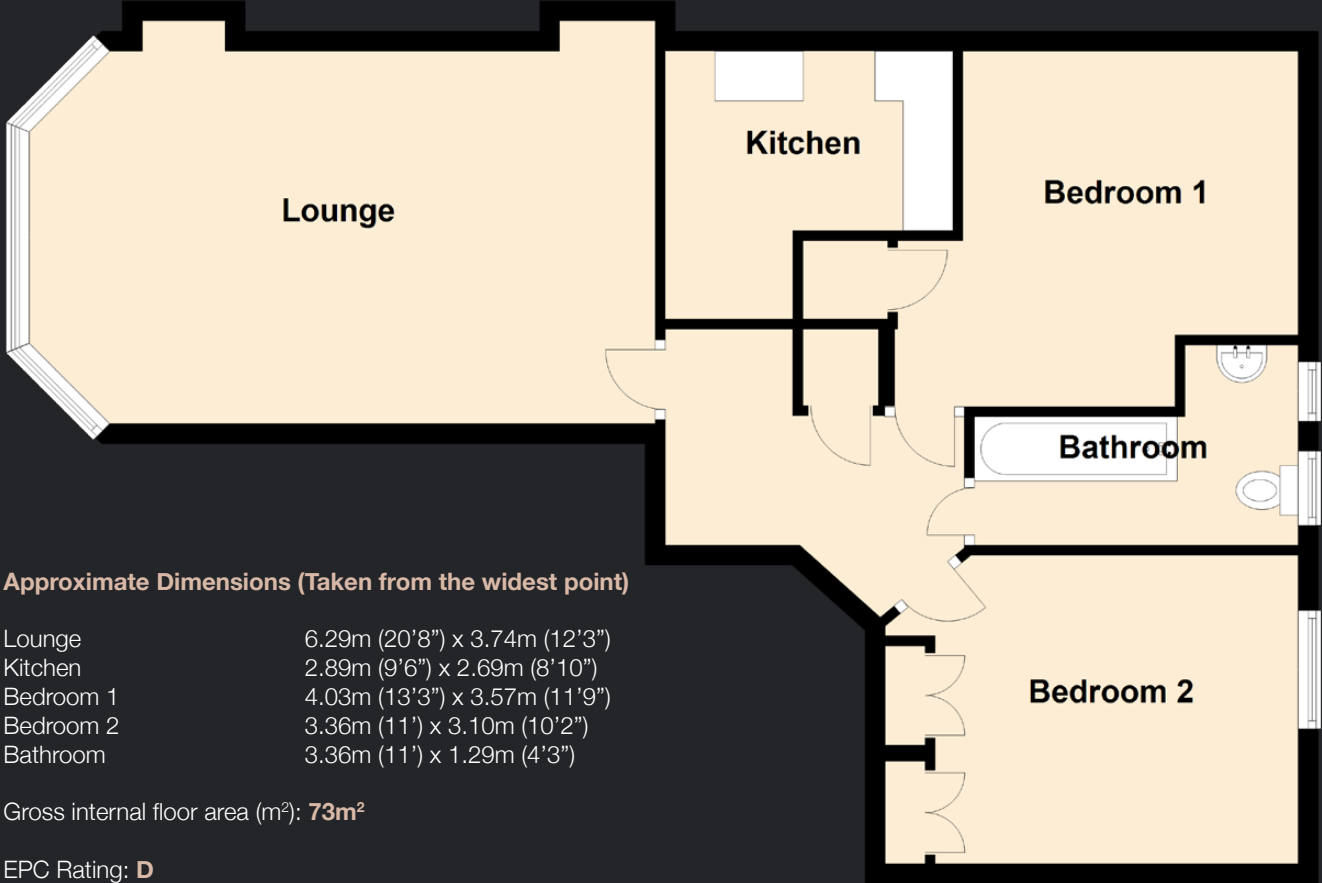
This property further benefits from, gas central heating, double glazed windows and high ceilings throughout.

Externally there is a communal garden to the rear of the property accessed via the stairway and more than adequate on-street permit parking available to the front.





THE DETAILS





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Part
Exchange
Available

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