



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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46/9 Brunswick Street

EDINBURGH, EH7 5HY



# Edinburgh

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 is the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.

Within the City Centre, only 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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This double upper would make an excellent purchase for any buy-to-let investor, city professional or small family. This property benefits from gas central heating with a mixture of sash and case and double glazing windows this ensures a warm yet cost-effective living environment all year round.

The living room and master bedroom offer scenic views of hillside and benefits from not being overlooked. One of the upper bedrooms benefits from views to Carlton hill and due to both being south facing and having large bay windows, the property is flooded by light.

The accommodation is in excellent decorative order and was originally all on one level however the present owner has converted the property to allow for an additional two bedrooms and shower room in what was the attic space making a highly desirable double upper in this desirable location. The lower floor consists of an entrance hall with phone entry system, large living room with beautiful bay windows and a gas fireplace making a prominent feature within the room, large storage cupboard under the stairs and fully integrated kitchen which is modern and features double oven, gas hob, extractor hood, fridge freezer and dishwasher. To complete the lower accommodation you will also find a spacious three piece bathroom with an overhead shower, this bathroom is in excellent condition and has been modernised.

The staircase takes you to the upper accommodation, with a bathroom with a separate shower cubicle and is accessed immediately from the landing. On the upper level there is also the added benefit of two bedrooms one of which is a good sized double bedroom and the other is a smaller bedroom and is currently dressed as a single room with lots of space for various furniture arrangements. It is worth noting that both bedrooms have two Velux windows and the upper level has lovely views of both Carlton hill and the chimney pots of Hillside.

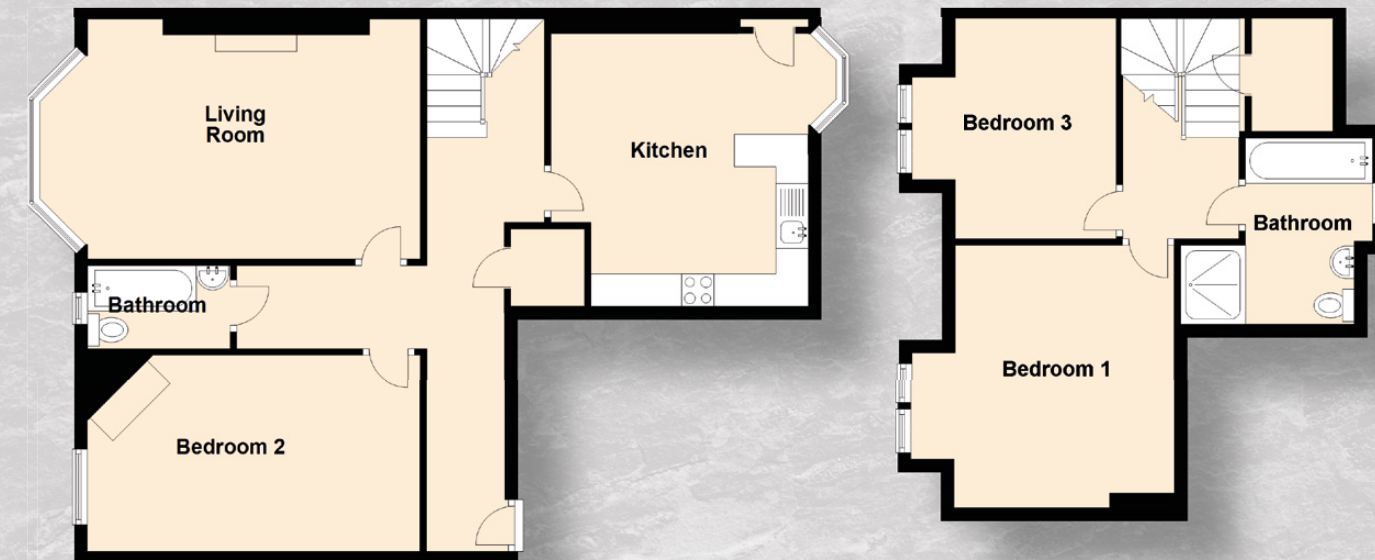
Early bird viewing of this property is highly recommended.



## Bedrooms & Bathrooms



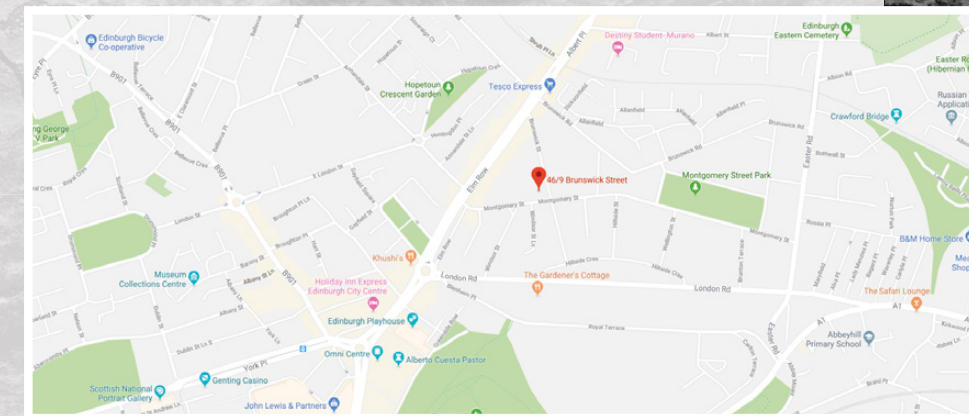
# Property Specifications



### Approximate Dimensions (Taken from the widest point)

Kitchen	4.43m (14'6") x 3.97m (13')
Living Room	5.73m (18'10") x 3.70m (12'2")
Bedroom 1	4.05m (13'3") x 3.40m (11'2")
Bedroom 2	4.53m (14'10") x 3.03m (9'11")
Bedroom 3	3.40m (11'2") x 2.97m (9'9")
Bathroom	2.20m (7'3") x 1.28m (4'2")
Shower Room	2.87m (9'5") x 2.29m (7'6")

**Gross internal floor area (m<sup>2</sup>)** 97m<sup>2</sup>  
**EPC Rating** C



## VIEW FROM PROPERTY



  
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