

lindsays

7/1, Wellington Street,
Hillside, Edinburgh, EH7 5EE

"An elegant ground and lower ground floor flat which retains superb original features and offers a beautiful walk in home"

- Welcoming hall
- Bay windowed sitting room
- Dining kitchen
- Two bedrooms
- Boxroom
- Stylish shower room
- Additional wc
- Well maintained communal garden
- Residents permit parking

EPC Rating C

OFFERS OVER £390,000



Description

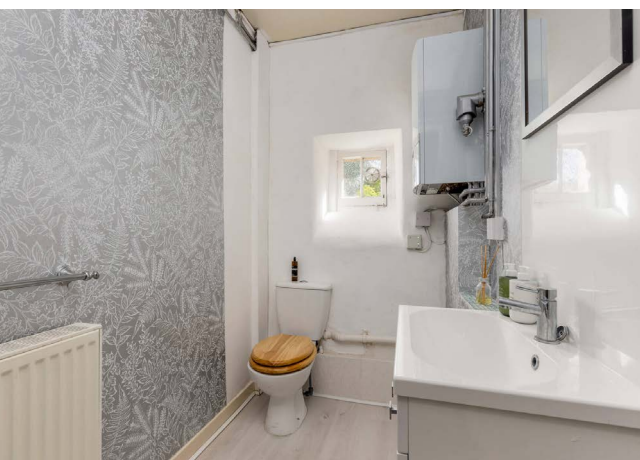
An elegant ground floor flat with accommodation over two levels, located in a sought after street in the popular area of Hillside, close to excellent amenities and within easy reach of the City Centre. This superb property retains beautiful original features and offers a characterful home in a sought after location. In brief the accommodation comprises; welcoming hall with excellent storage, elegant bay windowed sitting room with study area and boxroom with built in wardrobes, dining kitchen with window enjoying a lovely outlook towards Hillside Bowling Green, master bedroom on the lower ground floor level with window to the rear, second bedroom also quietly situated to the rear, stylish shower room which has been recently installed by the present owners, and additional wc located on the lower ground floor level.

Area

Hillside is a lovely area of the city, enviably located on the edge of the celebrated New Town. Less than 10 minutes on foot from Princes Street, the location could hardly be more central or convenient. George Street's designer shops and fashionable restaurants, Harvey Nichols, the St James Quarter, theatres, cinemas, galleries and museums all combine to create a sophisticated and desirable city centre environment. The Scottish Parliament is within a short walk, as are Holyrood Palace and the wonderful open spaces of the Queen's Park. The Omni Centre (5 minutes) boasts a Health and Fitness Club, a multi screen cinema and a number of restaurants. Also within walking distance are the financial institutions based at St. Andrews Square, Lothian Road and the West End. For those who require to travel out of the city, Waverley Rail Station can comfortably be reached in 10/15 minutes and there are tram stops at Picardy Place and McDonald Road providing a direct link with Edinburgh International Airport.

Viewing

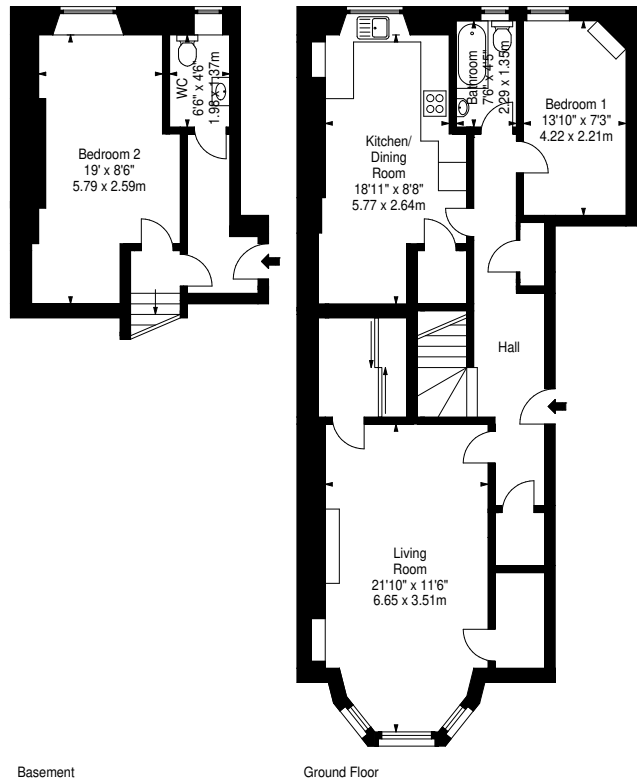
Sunday 2-4pm (no appointment necessary) or contact Lindsays on 0131 229 4040



Wellington Street,
Edinburgh, EH7 5EE



Approx. Gross Internal Area
1103 Sq Ft - 102.47 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.