



# 22 1F1 Wellington Street

HILLSIDE | EDINBURGH | EH7 5ED



MURRAY  
BEITH  
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22 1F1 Wellington Street is a well-presented flat forming part of a traditional tenement building in the popular and attractive residential district of Hillside. The spacious first-floor flat benefits from traditional features such as fireplaces and cornicing, and is conveniently located for a wide host of local amenities.

Welcoming hall with storage cupboards; spacious living room with bay window and ornate mantel piece providing a great focal point to the room; generous dining kitchen with a range of wall mounted and floor standing units and ample space for a table and chairs; double bedroom; bathroom with a white three-piece suite comprising WC, pedestal wash hand basin and bath with shower over; box room / home office.

Well presented communal rear garden with lawn and mature borders.

Permit (N1) and meter parking on the surrounding streets.

Gas Central Heating.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors.

**Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ**

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The following note is of crucial importance to intending viewers and/or purchasers of the property.

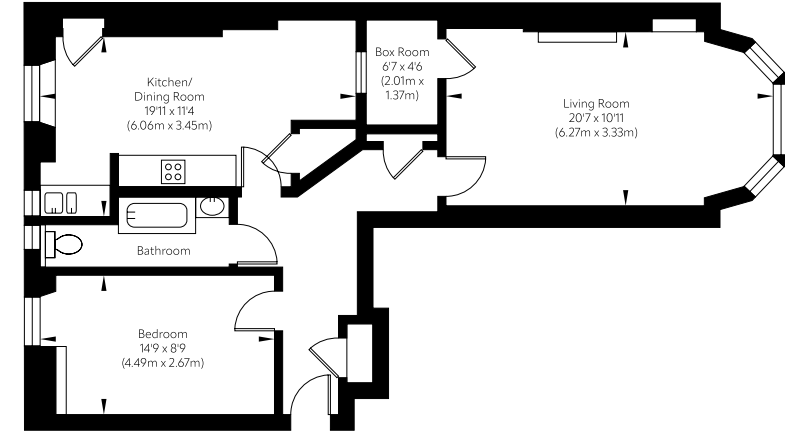
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



Approx. Gross Internal Floor Area 72.43 Sq M / 780 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable. All measurements are approximate. Not to scale. For identification only. © 2025 planography.co.uk



## Location

Wellington Street lies within the popular Hillside district on the east side of the city, just over 1 mile from Princes Street. Local shops cater for every day needs, with a large Tesco store on Easter Road, and a Lidl and Sainsburys on Leith Walk. Well-placed for access to a wide range of amenities, including a selection of popular restaurants, bistros, bars, Princes Street, the New St James Centre, Omni Centre and Edinburgh Playhouse, all within walking distance, whilst the vibrant Shore area and Ocean Terminal offer further amenities. The wide-open spaces of Holyrood Park and Calton Hill are ideal for pleasant walks. It is also worth noting the close proximity to the Scottish Parliament and Palace at Holyrood situated next to the famous Arthur's Seat and Royal Mile. Good schooling at all levels is provided locally and there is easy access to Edinburgh's universities. Regular buses run from London Road into the city centre and surrounding areas. Edinburgh Waverley Train station is a short distance away, with the McDonald Road and Picardy Place tram stops at the top of Leith walk both easily accessible.

