



10 (1F3) Wellington Street,
Edinburgh, EH7 5ED



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A fantastic opportunity has arisen to purchase this attractive 1st floor flat located within the sought after Hillside district of Edinburgh. The property has many traditional features including original fireplaces, cornicing and wood flooring and also benefits from gas central heating and double glazing.

The accommodation includes an entrance hall with two storage cupboards. The lovely lounge has a bay window to the front, cornicing, storage cupboard and feature fireplace. The kitchen is fitted with a range of modern base and wall units with the hob, oven, fridge, dishwasher and washing machine to remain. The main bedroom has window the rear and feature fireplace. There is a further double bedroom with window to the rear and two storage cupboards, one of which houses the freezer which is to remain. Completing the accommodation is the bathroom with twin windows to the rear fitted with a three piece white suite with separate shower cubicle.

Externally, there is a shared rear garden which is mainly laid to lawn.

Early internal viewing of this striking home is essential to fully appreciate the well-proportioned accommodation offered in this fantastic location.

Area Description

The popular Hillside area of Edinburgh offers a superb range of local shopping options, small independent bakeries, coffee shops and is within walking distance of Leith Walk, Elm Row, and Princes Street. The Omni Centre features a multi-screen cinema, restaurants, bars and a health club. Holyrood Park, Calton Hill and Meadowbank Sports Centre are all located close by. The Edinburgh St James Quarter, a large development of shops, restaurants, hotels and cinema is nearby. The city bypass and motorway network are also within easy reach. The area boasts excellent public transport links including vast bus services and the Edinburgh Tram line which links the area to Newhaven and the Airport via the city centre.





Accommodation

Lounge:	3.6m x 5.61m	(11'10" x 18'5")
Kitchen:	2.3m x 3.5m	(7'7" x 11'6")
Bedroom 1:	3m x 4.65m	(9'10" x 15'3")
Bedroom 2:	3.28m x 5.08m	(10'9" x 16'8")
Bathroom:	3m x 4.65m	(9'10" x 15'3")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

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Agent's Note

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