

20 Elgin Terrace

HILLSIDE, EDINBURGH, EH7 5NW



Well-presented three-bedroom main-door flat in popular Hillside, featuring a modern bathroom, kitchen, electric heating and ample storage throughout



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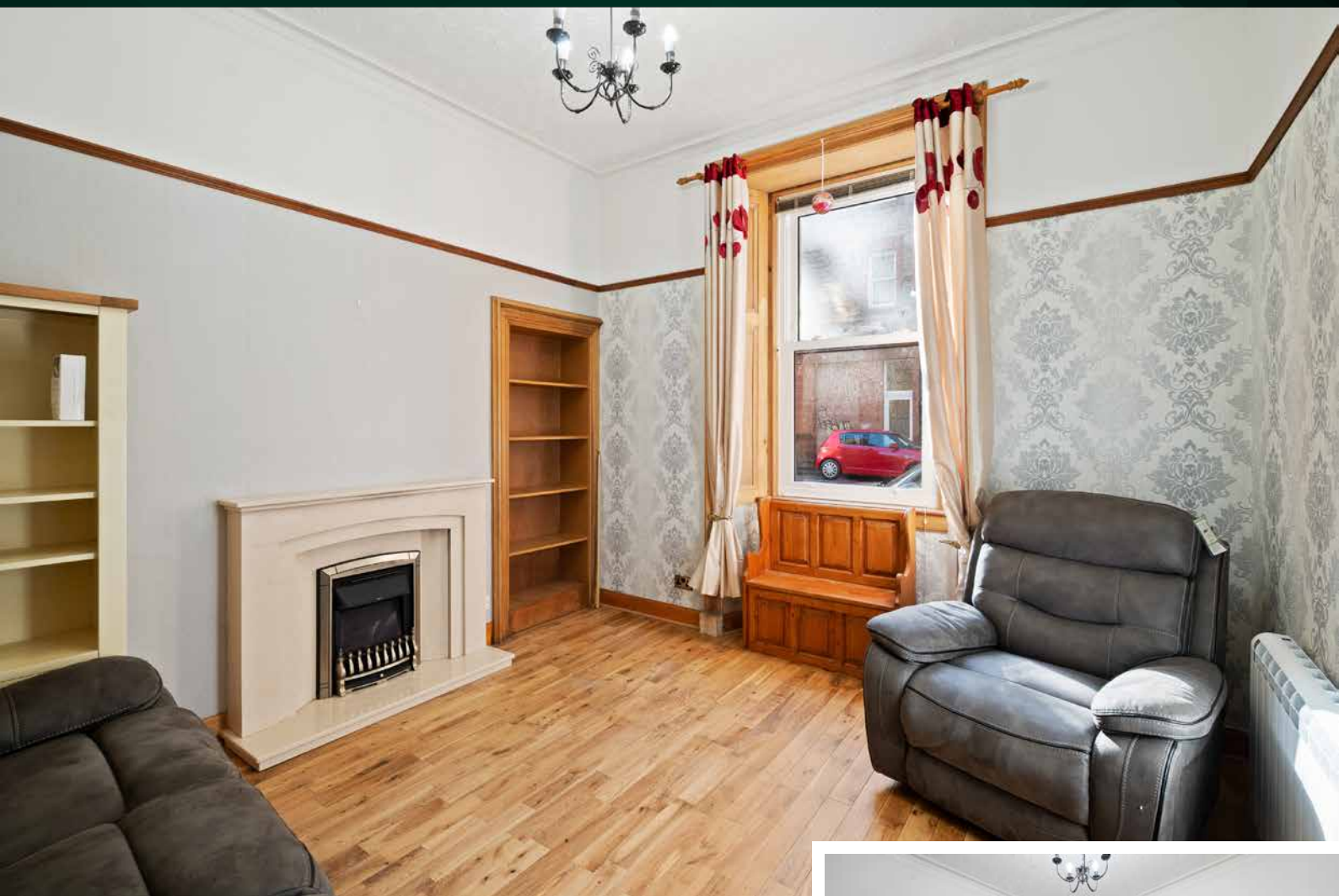


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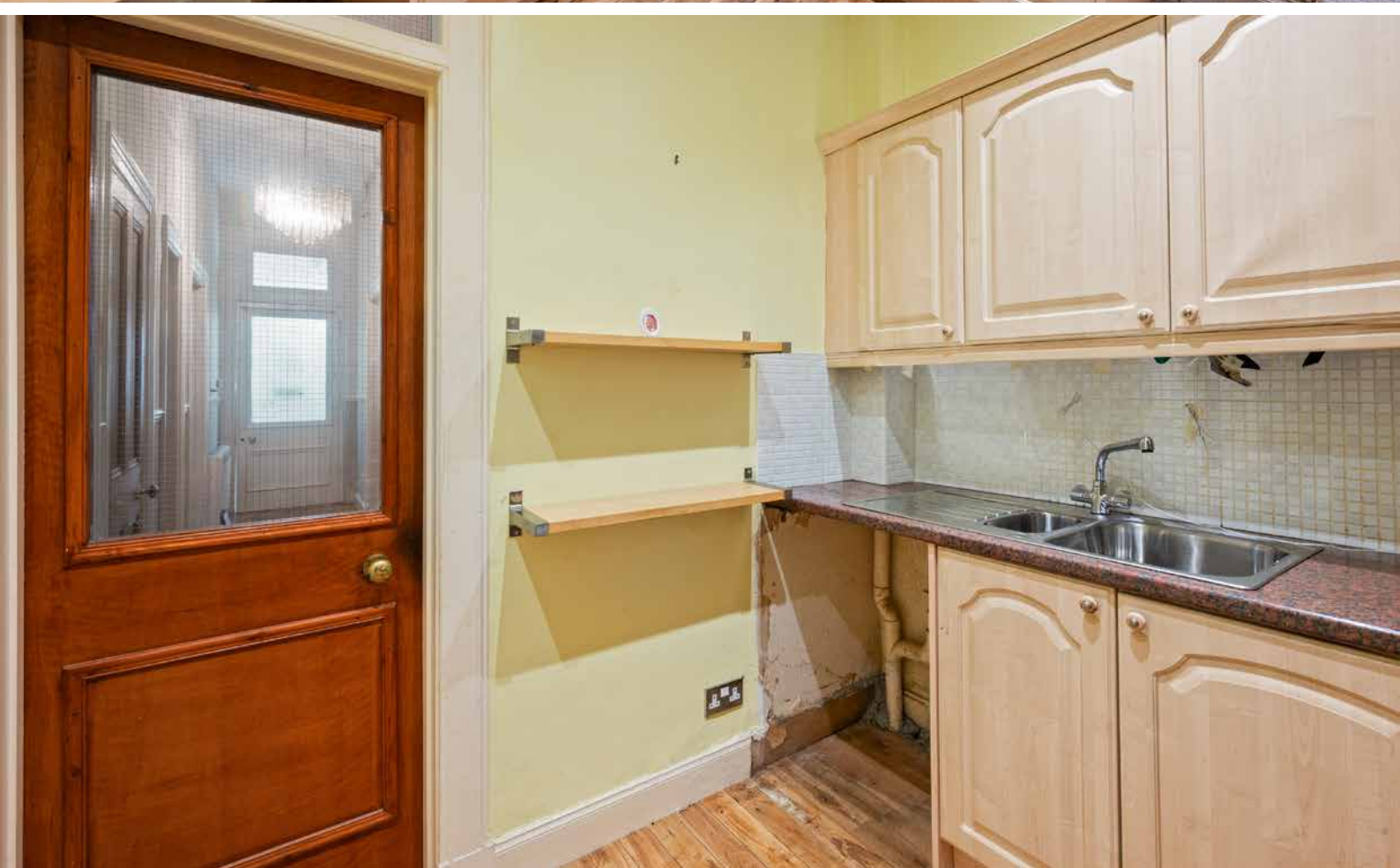
McEwan Fraser Legal is delighted to present to the market this well-presented three-bedroom main-door flat, ideally situated within the popular Hillside area of Edinburgh. Offering spacious and versatile accommodation, the property is in excellent condition throughout and is ready for its new owner to move straight in.

THE LIVING ROOM



The property benefits from its own private main-door entrance and offers a bright and comfortable living room and a well-presented kitchen providing a practical space for everyday living.

THE KITCHEN





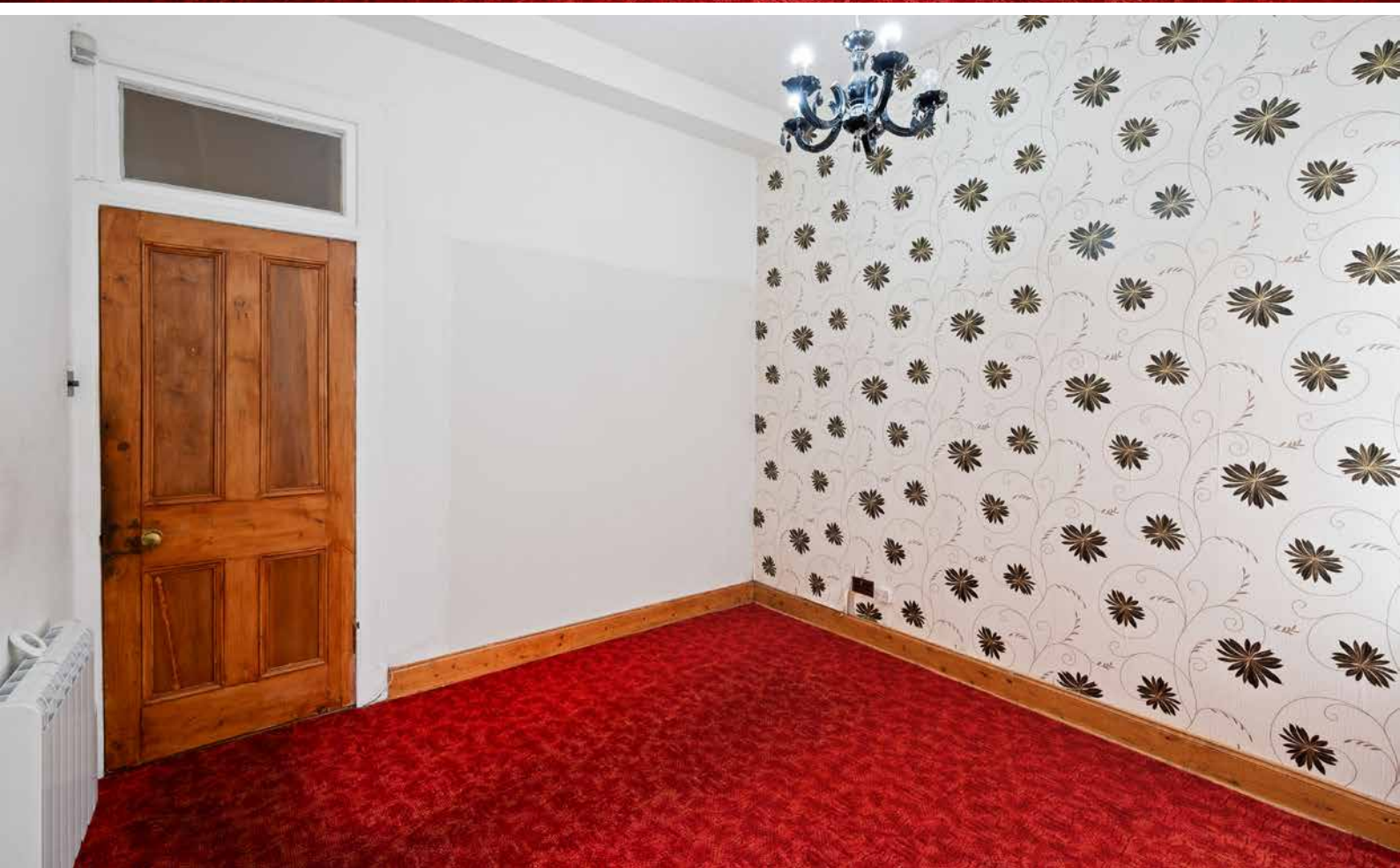
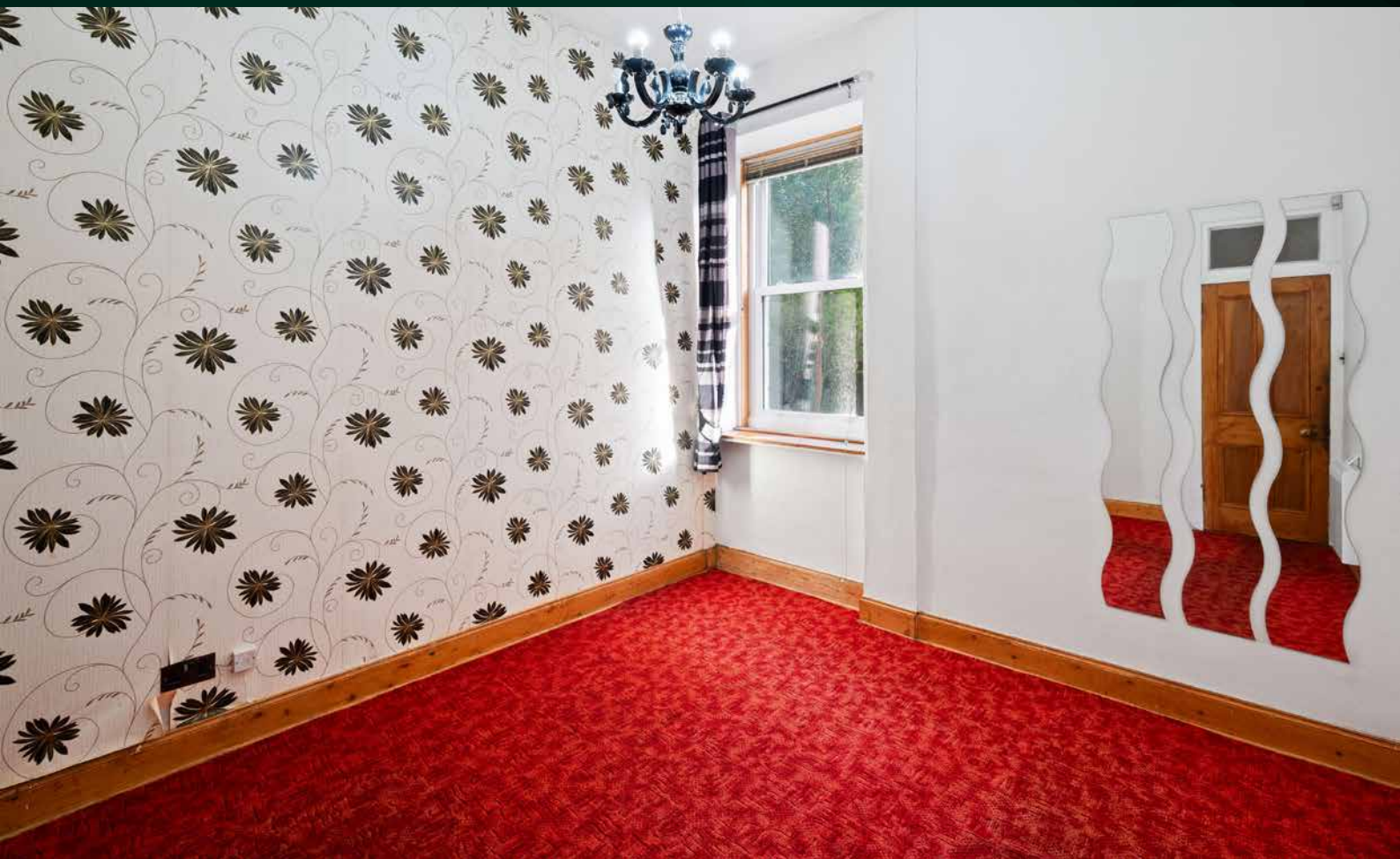
Three well-proportioned bedrooms and a modern shower room complete the accommodation, while ample storage throughout ensures the property is both comfortable and highly practical.

Further benefits include electric heating and excellent overall presentation, making this an ideal home for a range of buyers including families, professionals and those looking for a spacious property in a popular central location.

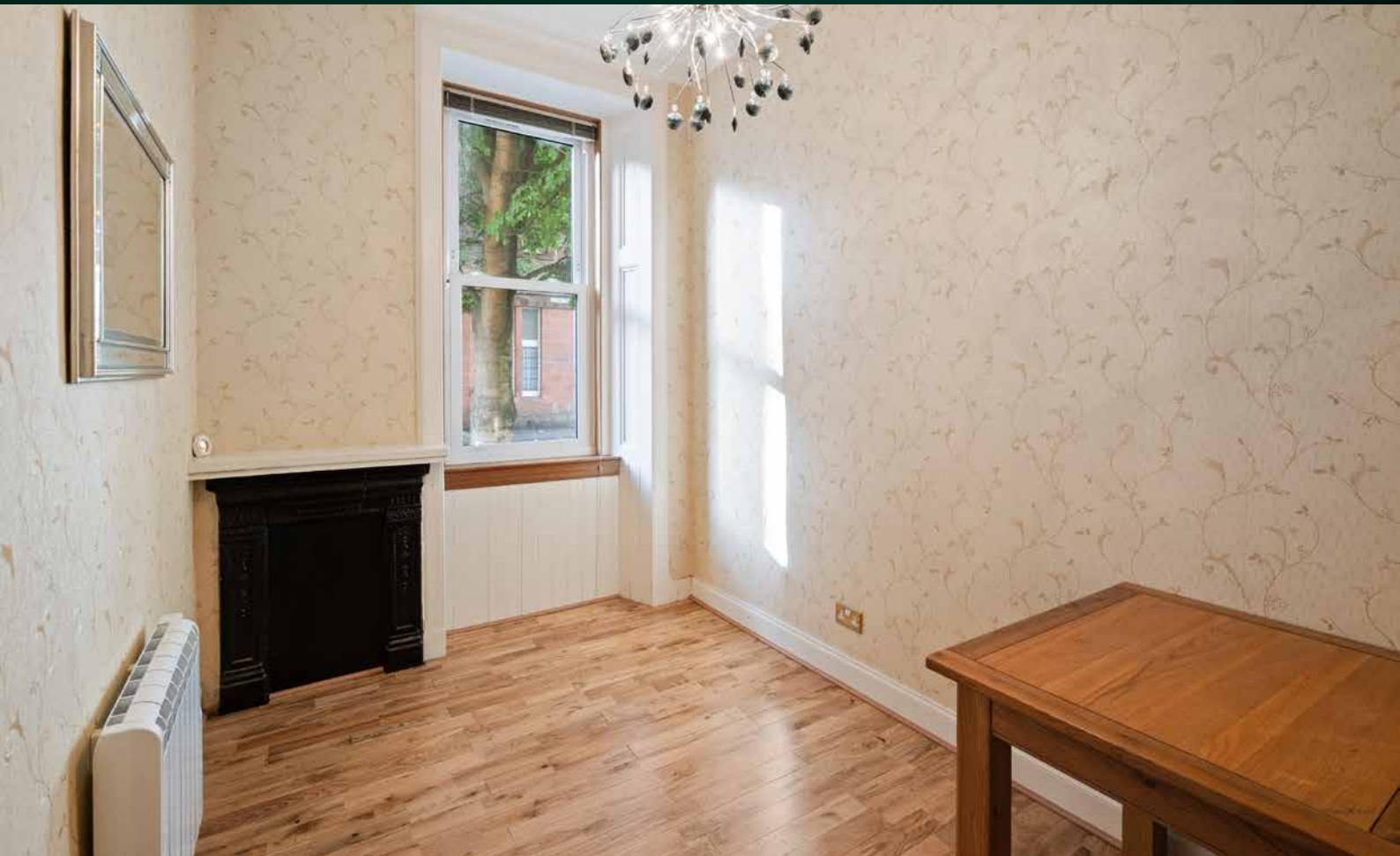
THE SHOWER ROOM



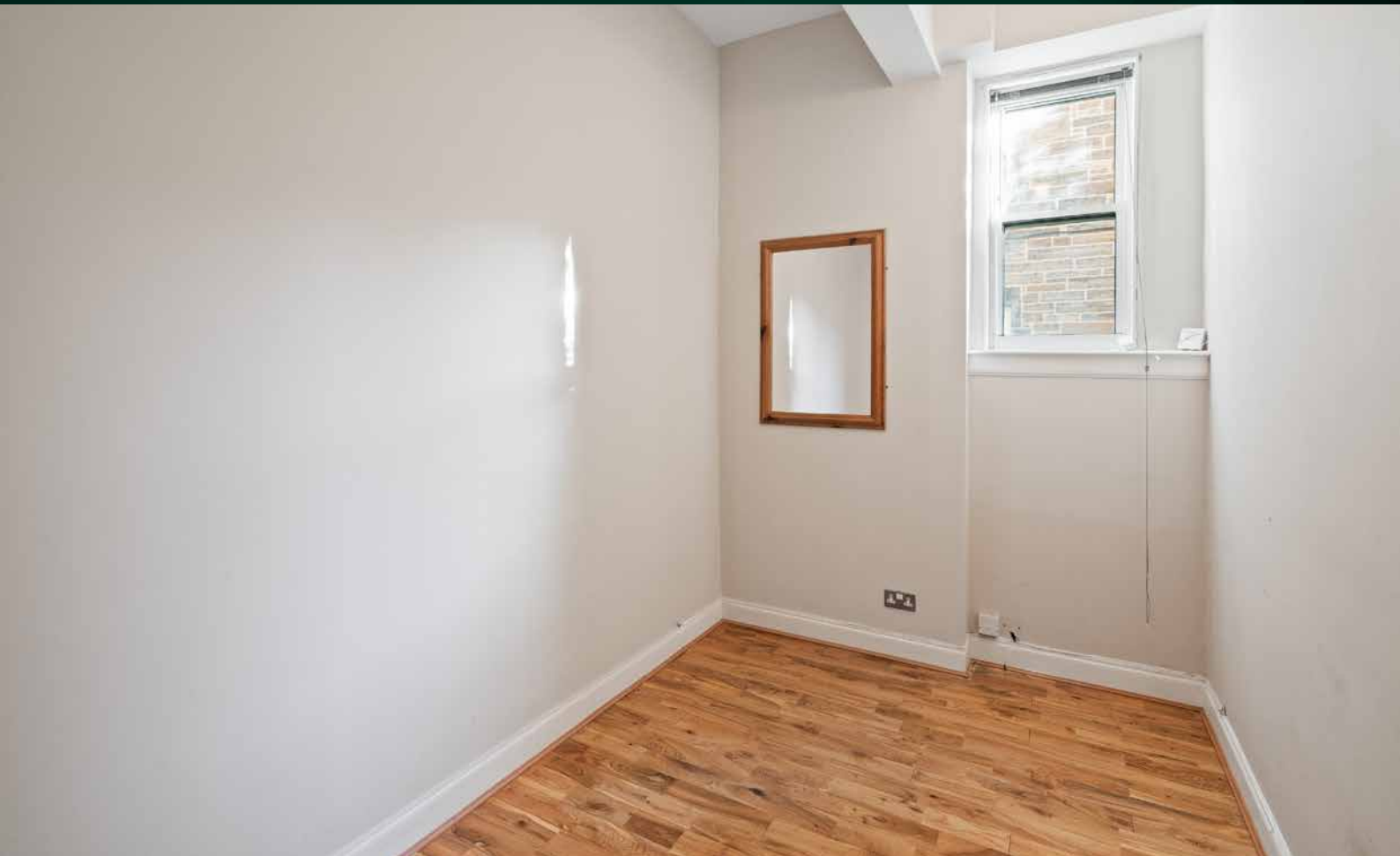
BEDROOM 1



BEDROOM 2



BEDROOM 3



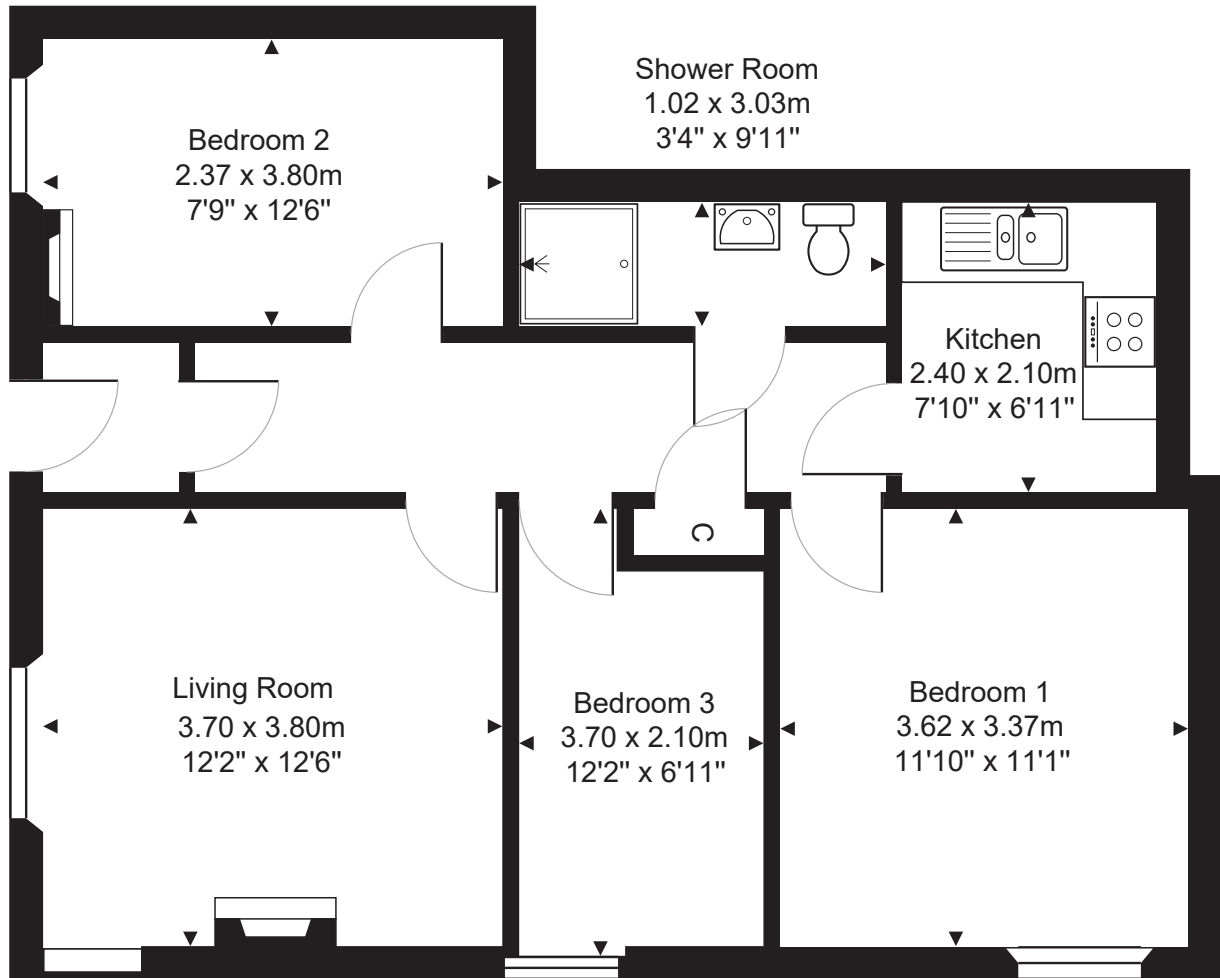
Hillside is a highly regarded residential area, well placed for a wide range of local amenities, excellent transport links and the many attractions of Edinburgh city centre.

Overall, this is an excellent opportunity to acquire a spacious three-bedroom main-door flat which is presented in excellent condition and offers genuine move-in accommodation. Early viewing is highly recommended.

EXTERNALS

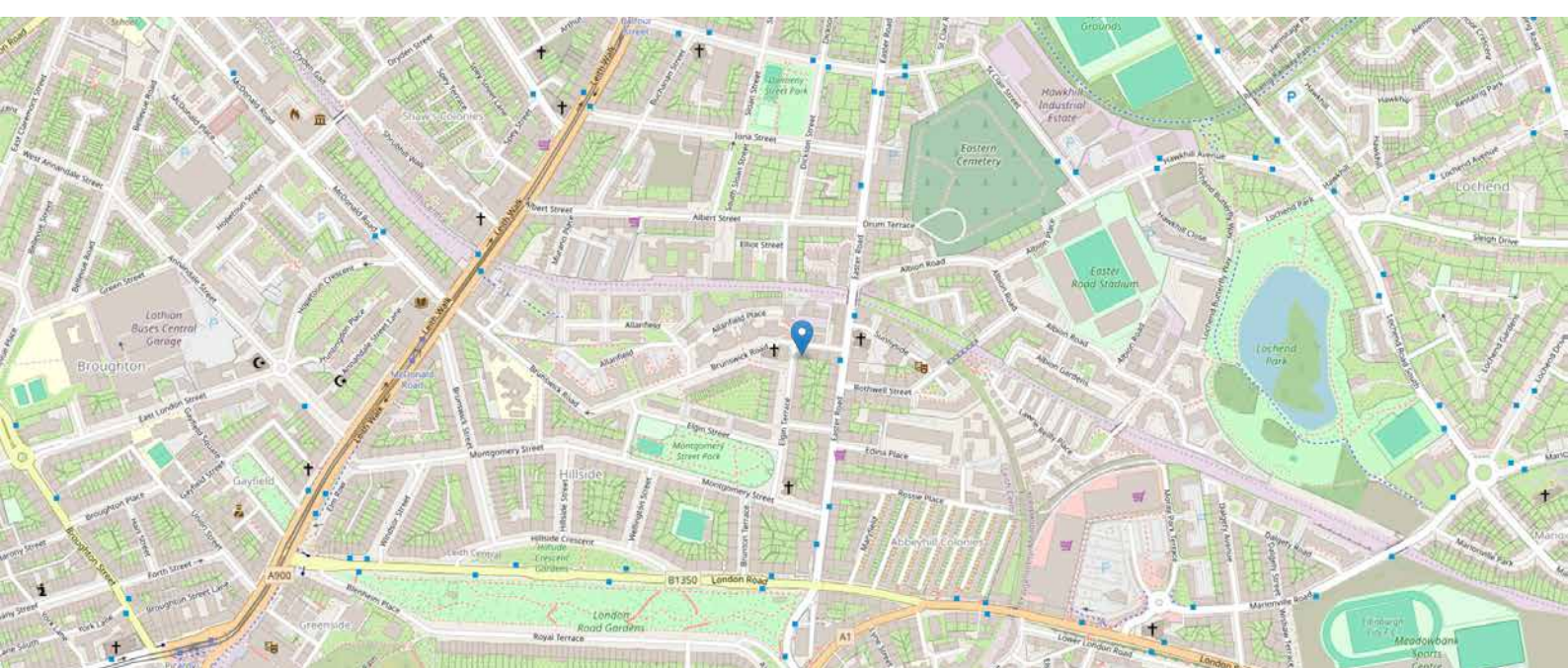


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 65m² | EPC Rating: E



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

The New Town of Edinburgh enjoys an international reputation. The layout of the Hillside area was designed as an extension to the New Town by one of Edinburgh's most famous architects, William Playfair. The castle rock and Nor' Loch, now Princes Street Gardens, formed a natural boundary to the south. This area forms the very heart of the city. Within the city centre, 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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