



Solicitors & Estate Agents



17/15 Elgin Terrace

Hillside | Edinburgh | EH7 5NW

This spacious and bright traditional top floor flat with lovely views towards Calton Hill, is pleasantly situated within the ever-popular Hillside district, close to excellent local amenities, commuting links and within walking distance to the City Centre. In move-in condition the property would undoubtedly appeal to the young professionals and internal viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Communal garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned and bright reception/dining room with gas fire stove and window seat, modern fitted kitchen, light and airy double bedroom and stylish bathroom with white three-piece suite and shower over bath. Further benefits gas central heating & double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine and integrated fridge. The wardrobes in the bedroom will also form part of the sale.

Gardens & Parking

There is a communal garden located to the rear of the property. Permit/metered parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





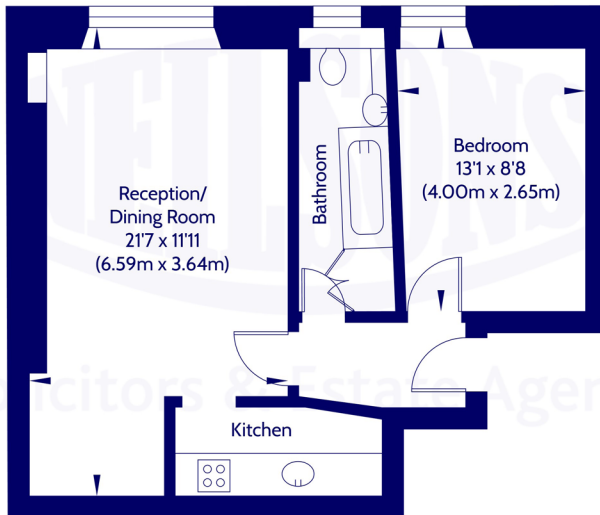
Location

The property forms part of the cosmopolitan Hillside district of Edinburgh which enjoys a fantastic central location less than a mile from the City Centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity. Both Princes and George Street are within comfortable walking distance. There is an abundance of entertainment opportunities nearby, including The Playhouse and the Omni Centre which houses a multi-screen cinema, a Nuffield Health Fitness & Wellbeing Gym and an excellent choice of restaurants. Calton Hill and Holyrood Park are a short walk away. Frequent bus and tram services provide links to many parts of the City and Waverley railway station is close at hand. For those travelling further afield, the City Bypass is also easily accessible providing links to central Scotland's main motorway network.



Approx. Gross Internal Floor Area 44 Sq M / 471 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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