

3 Elgin Terrace

HILLSIDE | EDINBURGH | EH7 5NN

warners
solicitors & estate agents







3 Elgin Terrace

HILLSIDE | EDINBURGH | EH7 5NN

Pleasantly situated opposite leafy Montgomery Street Park is this exceptionally light and spacious traditional main door and basement flat offering flexible accommodation showcasing lovely period style features.

Although the property would now benefit from modernisation, it has double glazing and a gas central heating system and is ready for someone to put their own stamp on it. It's anticipated the flat will appeal to couples looking for a central base close to the city's financial core, cafe culture and nightlife, and also for a family given the size of the living space and the direct access out onto the shared rear lawn.

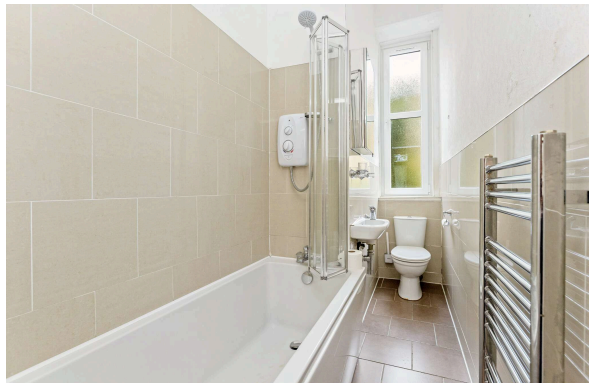
- Entrance vestibule with mosaic tiled floor and etched glass door
- Hallway featuring decorative cornicework and archway, plus three deep storage cupboards
- Bay windowed living room much enhanced by natural wood finishes, mantelpice and intricate ceiling pasterwork
- Kitchen/dining room
- Utility
- Four double bedrooms
- Bathroom with electric shower
- Shower-room with mixer shower
- Handy boxroom
- Two large basement storage rooms
- Gas central heating
- Double glazing

- Private west facing front garden
- Direct access to well stocked shared rear garden
- Permit and metered parking

Energy rating C, Council tax band B. There is no factor associated with this property.
Extras included in this sale will be all fixtures, blinds on the upper floor bedroom and living room, washing machine, fridge, and dishwasher, and all light fittings.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.







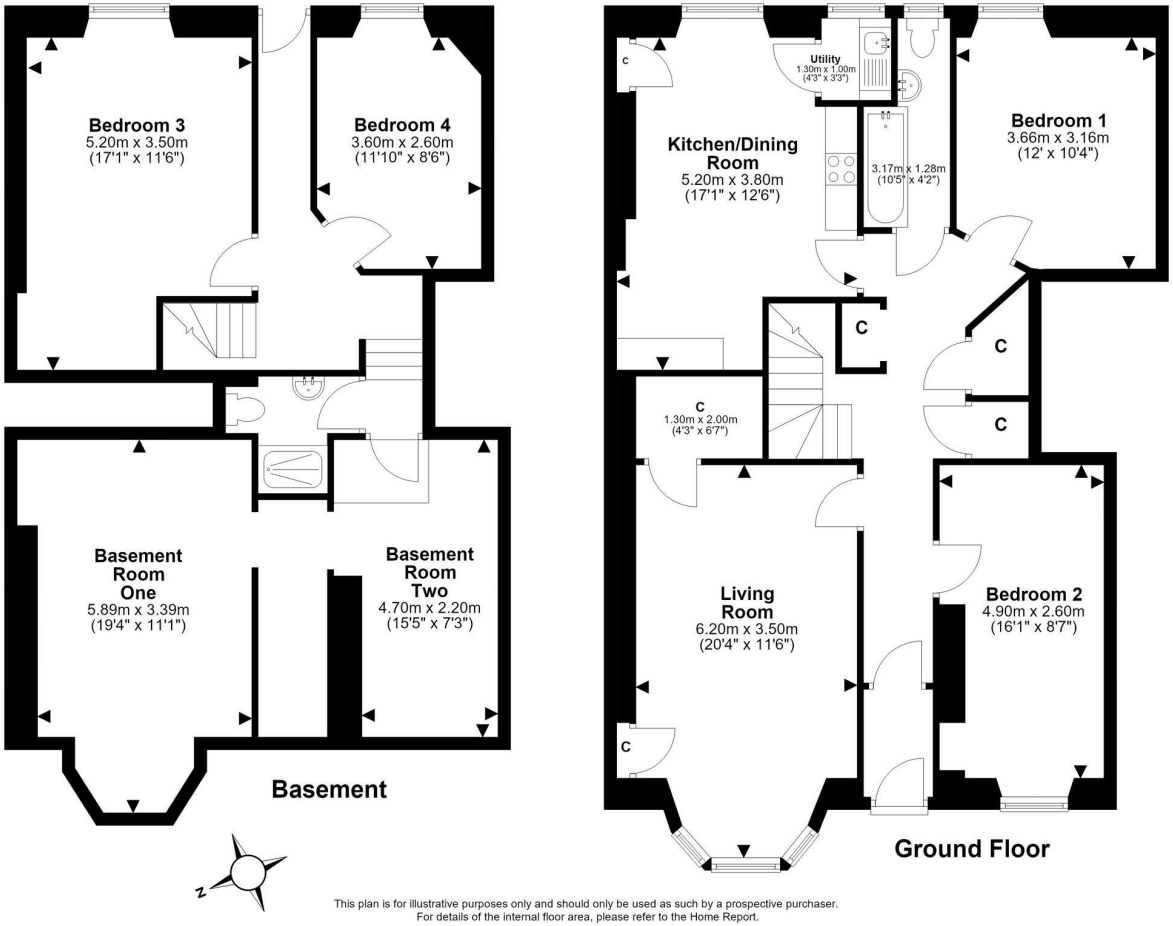
The property is located in the highly regarded Hillside area of Edinburgh, which lies just to the east of the city centre. This is a great position to take advantage of a superb range of amenities on Leith Walk, Easter Road and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants. The property is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to other parts of the city and surrounding areas, including trams linking the Airport to Newhaven via nearby Leith Walk. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also within easy reach.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD
0131 667 0232
property@warnersllp.com
warnersllp.com