

4 (2f3) Wellington Street

HILLSIDE, EDINBURGH, EH7 5ED



*Charming One-Bedroom Flat on
Wellington Street, Hillside*



0131 524 9797



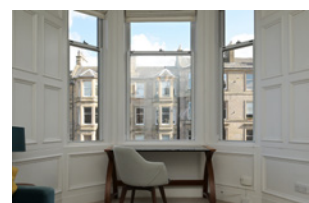
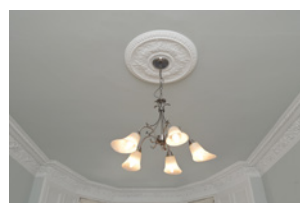
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This beautifully presented second-floor flat on Wellington Street, Hillside, offers the perfect blend of period charm and modern convenience. Whether you're searching for a delightful residential home or a lucrative investment opportunity, this property ticks all the boxes.

THE LIVING ROOM

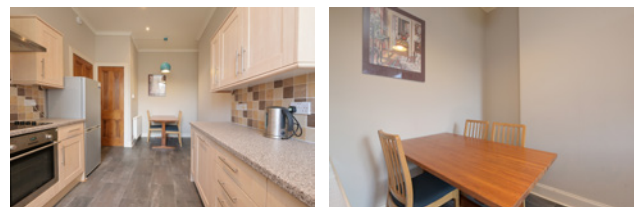


Upon entering, you are welcomed into a spacious and elegantly appointed hallway, setting the stage for the refinement and character that define this property. To the left, the distinguished tenement-style living room features a striking bay window with traditional sash and case fittings, intricate cornicing, and impressive high ceilings, creating a sophisticated yet inviting space ideal for relaxation or entertaining.

THE KITCHEN & UTILITY



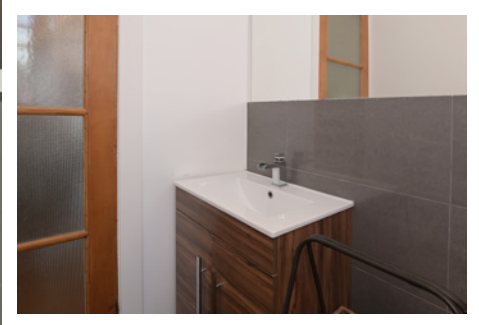
Across the hallway, the generously sized kitchen provides ample storage and worktop space, complete with an electric hob, oven, and dishwasher. The room is large enough to accommodate a dining suite and benefits from an adjoining utility room, offering additional functionality.





The expansive double bedroom, positioned at the rear of the property, enjoys an abundance of natural light and a peaceful atmosphere. Additionally, the flat includes a versatile box room, perfect for use as a home office or study. A well-appointed three-piece bathroom suite completes the accommodation.

THE SHOWER ROOM



THE BEDROOM



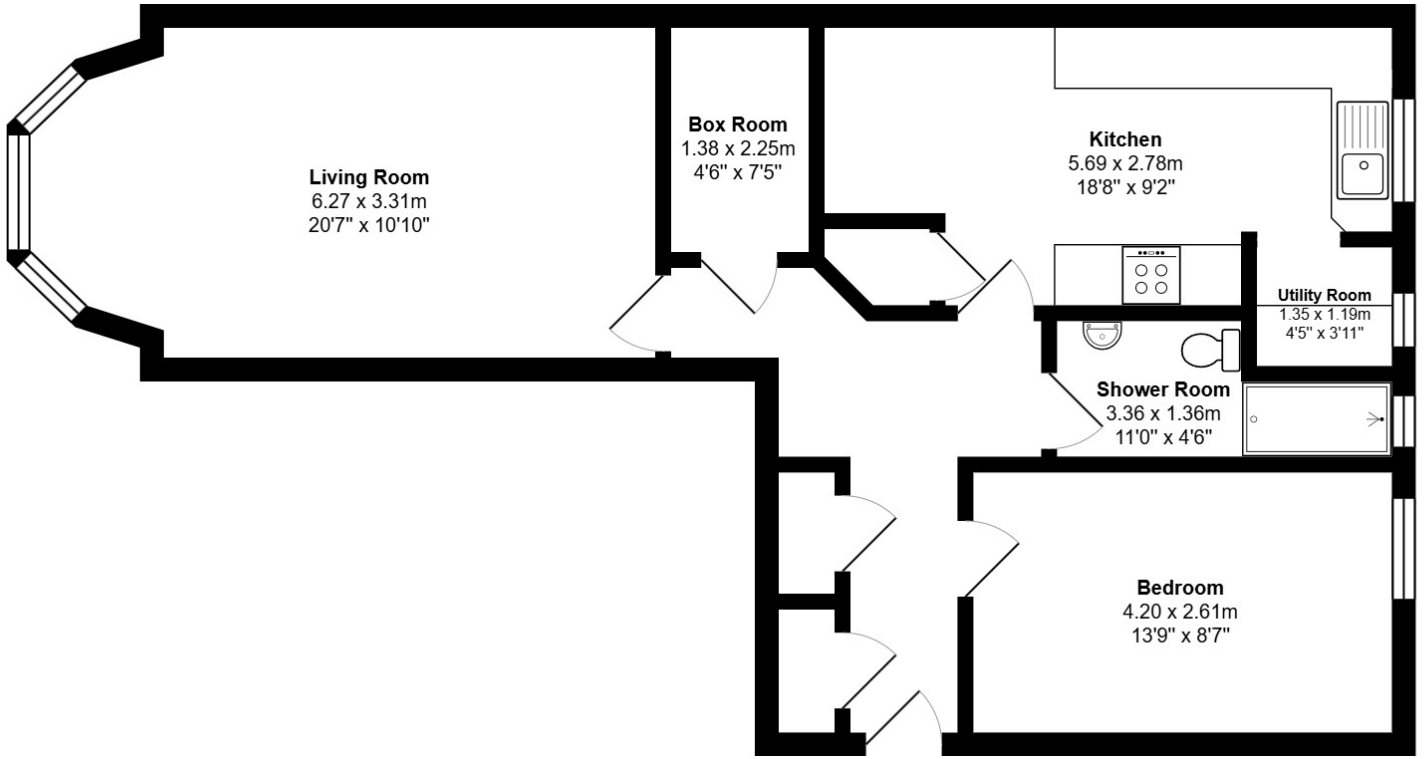
Externally, the property features well-maintained communal gardens, providing a pleasant outdoor space. Convenient on-street parking is available to the front.

With its sought-after location, stunning period features, and spacious layout, this charming flat presents an excellent opportunity for both homeowners and investors alike.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 69m² | EPC Rating: C



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.

Within the city centre 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.

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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