



29/3 Hillside Street,  
Edinburgh  
EH7 5HD



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1st Floor Flat



### accommodation

- Reception hall
- Bay windowed sitting room
- Kitchen / dining room with Pantry & Laundry off
- Double bedroom
- Boxroom
- Shower room

### features

- Gas central heating
- Double glazing
- Security entry phone
- Communal garden
- New kitchen & pantry
- New shower room
- New flooring

### description

Immaculate, stylish first floor flat in a traditional tenement building which has been beautifully refurbished to an excellent standard. New "herringbone" flooring, stunning modern kitchen and shower room combine to offer a wonderful home in move in condition. The accommodation comprises spacious entrance hall with two cupboards off, bright, bay windowed sitting room with feature fireplace and press cupboard, a useful box room off (currently a nursery bedroom), a new fitted kitchen with sanded floorboards, feature island breakfast bar, walk in shelved pantry, walk in storage cupboard and a useful utility/laundry, good sized double bedroom with wardrobes and feature fireplace and a new shower room with marble style tiling, walk in shower with feature brass fixtures. Overall this is a fantastic property, which must be viewed to be fully appreciated.



### Items to be included in the sale price:

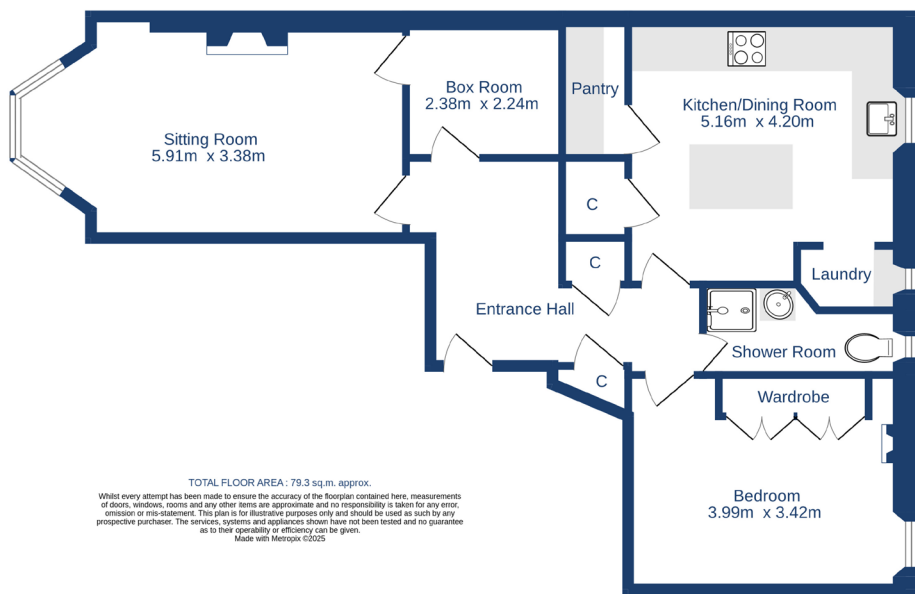
Fitted flooring, ceiling light fittings, blinds, wardrobes, integrated kitchen appliances (oven, hob, dishwasher, 2 fridges, washing machine).

NB The curtains and freezer are specifically excluded from the sale price.





First Floor  
79.3 sq.m. approx.



TOTAL FLOOR AREA: 79.3 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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