



18/1 Hillend Place,  
Edinburgh, EH8 7AE





## 18/1 Hillend Place, Edinburgh, EH8 7AE

Offering well presented, bright and spacious accommodation, ideal for the first time buyer is this lovely ground floor flat. Enjoying an elevated position in the popular Meadowbank area of Edinburgh with excellent local amenities and transport links into the city centre.

With gas central heating and double glazed windows the accommodation includes an entrance hallway with storage cupboard housing the washing machine which shall remain. There is a good sized lounge with window to front and shelved alcove. The kitchen is fitted with modern base and wall units with oven, hob and fridge to remain. There are two bedrooms, a shower room with double shower and a cloakroom with two piece suite and window to rear.

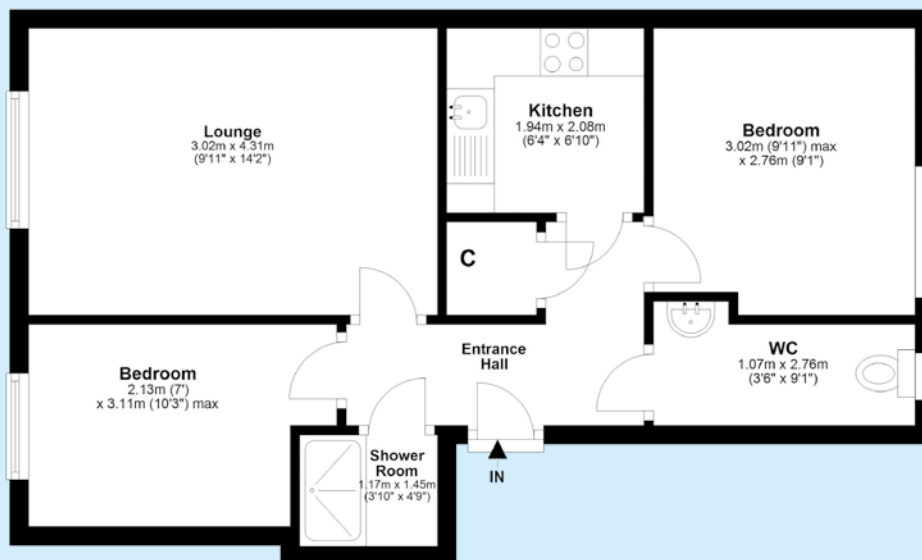
Externally there is an exclusive front garden, mainly laid to lawn and a large shared garden to the rear.

Early viewing is essential to fully appreciate this lovely flat with private garden.

### Area Description

Lying to the east of the city centre and around 2 miles from Princes Street, Meadowbank is both popular and convenient. There are a wealth of local shops along with Meadowbank Retail park with a Sainsbury supermarket along with other national retailers. Holyrood park and Lochend Loch are within walking distance as is the newly opened Meadowbank Stadium. The popular coastal town of Portobello is a short drive away from the property. There are excellent bus and road links into the city centre.





### Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

### Accommodation

Lounge:	4.32m x 3.02m	(14'2" x 9'11")
Kitchen:	1.93m x 2.08m	(6'4" x 6'10")
Bedroom 1:	3.02m x 2.77m	(9'11" x 9'1")
Bedroom 2:	3.12m x 2.13m	(10'3" x 7')
Shower Room:	1.17m x 1.45m	(3'10" x 4'9")
WC:	2.77m x 1.07m	(9'1" x 3'6")

For more information or to register your interest, please contact:

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### Agent's Note

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**Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

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