



29/8 Hillside Street,  
Edinburgh, EH7 5HD



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Offering bright and spacious accommodation is this lovely 3rd (top) floor flat with gas central heating and sash and case double glazing. Located within the sought after Hillside area of Edinburgh, the property forms part of a traditional tenement building with shared rear garden.

The accommodation comprises an entrance hall with storage cupboard. The lounge is open plan to the kitchen and has storage cupboard and front facing window. The kitchen area is fitted with a range of modern base and wall units with the oven, hob and hood and washing machine to remain. There are two good sized double bedrooms both with windows to the front, with one having a walk-in wardrobe. Completing the accommodation is the bathroom with window to the front and is fitted with a three piece white suite with shower over the bath.

Early internal viewing of this attractive home is essential to fully appreciate the well-presented, good sized accommodation on offer.

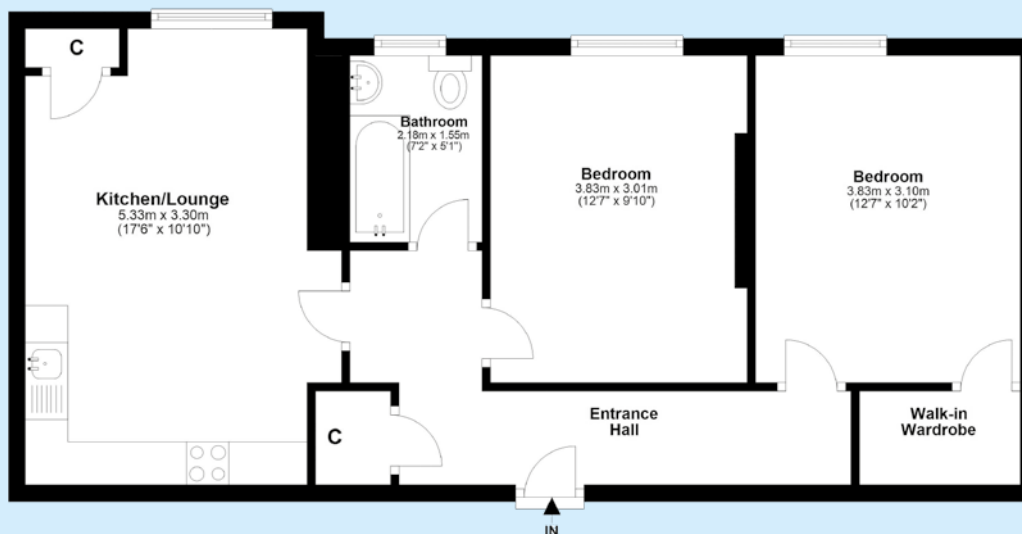
The popular Hillside area of Edinburgh offers a superb range of local shopping options and is within walking distance of Leith Walk, Elm Row, and Princes Street. The Omni Centre features a multi-screen cinema as well as restaurants, bars and a health club. Holyrood Park, Calton Hill and Meadowbank Sports Centre are all located close by. The nearby Edinburgh St James Quarter, a large development of shops, restaurants, hotels and cinema has recently opened. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line extension's McDonald Road stop is nearby connecting Newhaven via the City Centre to Edinburgh Airport. The city bypass and motorway network are also within easy reach.

Area Description

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## Accommodation

Lounge/Kitchen:	5.33m x 3.3m	(17'6" x 10'10")
Bedroom 1:	3.84m x 3.1m	(12'7" x 10'2")
Walk-in Wardrobe		
Bedroom 2:	3.84m x 3m	(12'7" x 9'10")
Bathroom:	2.18m x 1.55m	(7'2" x 5'1")

## 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.**

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## Agent's Note

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract. **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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