



# 5 (1F3) Elgin Terrace

EDINBURGH, EH7 5NN

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Overlooking Montgomery Park and just minutes from vibrant Leith Walk and Easter Road this one-bedroom apartment enjoys generous proportions, a desirable east and west-facing aspect, and a shared rear garden. Positioned on the first floor of a handsome tenement, the front door opens into a light and airy hallway enhanced with wood-inspired flooring and a neutral colour palette. From here you move through into a spacious west-facing sitting room boasting intricate cornicing, a ceiling rose, and bay windows looking across to Montgomery Park. Adorned with a stylish décor, wood-inspired flooring, built-in shelving, and an electric flame fireplace set into an oak mantle it has a warm and cosy ambience. There is a box room located off the sitting room. Across the hallway lies a generous east-facing kitchen peacefully situated to the rear. Shaker-style wall and floor units in an attractive honey tone sit alongside smooth white worktops and integrated appliances including a gas hob and electric oven. An adjacent utility space and built-in cupboards provide additional

storage and ensure the kitchen remains clutter-free. The light-filled double bedroom boasts a calm colour palette and delightful rear aspect and lies adjacent to a modern and well-appointed shower room featuring a WC, washbasin built into vanity, and a shower enclosure. To the rear, residents can enjoy the shared easterly garden with its lawn, borders, and drying area. There is also a shared cellar for the stair, accessed from the basement corridor. In turn-key condition and situated in such a prime location, this property presents a fantastic opportunity for first-time buyers and investors.

## FIXTURES & FITTINGS

All floor coverings, fixtures, fittings, appliances, and curtains will be included in the sale.





## PROPERTY FEATURES

- ✧ One-bedroom traditional apartment
- ✧ Bright and spacious west-facing sitting room
- ✧ Generous kitchen with adjacent utility
- ✧ Light-filled double bedroom
- ✧ Box Room/Storage Room
- ✧ Contemporary shower room
- ✧ Well-kept shared rear garden
- ✧ Gas Central Heating
- ✧ Double Glazing
- ✧ On-street (permit) parking
- ✧ EPC - C
- ✧ Council tax band - C

## HILLSIDE, EDINBURGH

To the north-west of Edinburgh City Centre, Hillside is a popular residential location close to bustling Easter Road and Leith Walk.

The property enjoys access to leafy open spaces such as Montgomery Street Park; Lochend Park with its attractive walking routes and pond; Calton Hill, and Holyrood Park.

Meadowbank Sports Centre boasts a state-of-the-art gym, fitness classes, and sports halls, whilst the Omni Centre at the East End boasts a Nuffield Health Fitness and Wellbeing Gym, a VUE Cinema, eateries such as Nando's and the Edinburgh Street Food Hub. The world-class entertainment destination St James Quarter with over 80 high-quality retailers and 30 fantastic dining options is a twenty-minute walk.

Discover further exceptional dining and leisure choices at the lively Shore with its Michelin-starred restaurants including Martin Wishart's, and fashionable bars such as The Kings Wark, and of course on Leith Walk and Easter Road, itself not long ago named one of Scotland's coolest food neighbourhoods.

Daily shopping needs are well-catered for with a Lidl just a ten-minute walk away, a Sainsbury's at Meadowbank, and by a range of local independent retailers. Regular bus services take you to the City Centre, Edinburgh Waverley Train Station, and Edinburgh International Airport.





## PARIS STEELE

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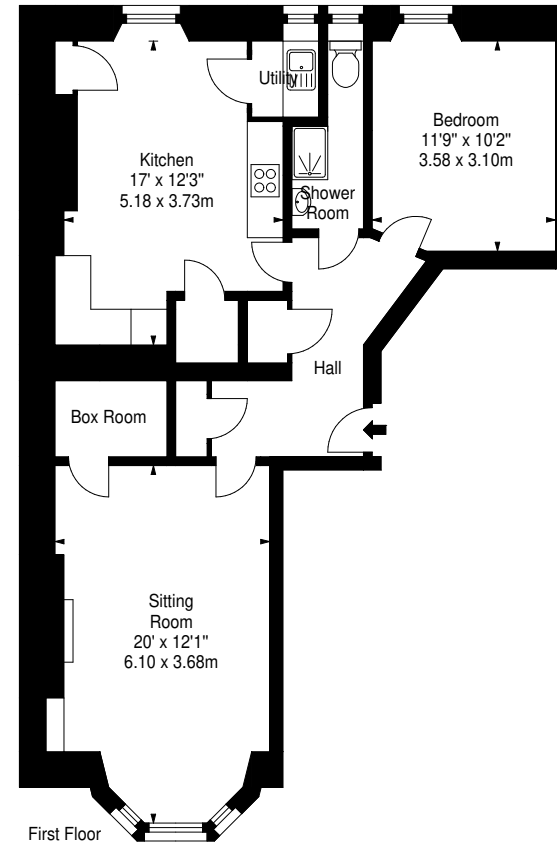
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Approx. Gross Internal Area  
771 Sq Ft - 71.63 Sq M  
For identification only. Not to scale.  
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#### Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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