



**lindsays**

7/1, Wellington Street,  
Edinburgh, EH7 5EE

*"an extremely impressive flat which boasts superb original features and offers a unique home with accommodation over two levels"*

- Bay windowed sitting room
- Dining kitchen
- Two double bedrooms
- Boxroom
- Bathroom
- Additional wc
- Gas central heating
- Partial double glazing
- Private front garden
- Well maintained communal garden to the rear
- Residents permit parking

EPC Rating C

**OFFERS OVER £365,000**



## Description

An extremely impressive ground and lower ground floor flat situated in a traditional tenement in the sought after area of Hillview, close to excellent amenities and within easy reach of the City Centre. This beautiful property retains superb original features and offers a unique home with accommodation over two levels. The property benefits from access to a communal storage cupboard located within the stairwell. In brief the accommodation comprises; hall with two storage cupboards, elegant bay windowed sitting room with feature fireplace and boxroom off, dining kitchen enjoying a lovely outlook over the rear garden towards the bowling green, two double bedrooms, bathroom with shower over the bath, and additional wc.

## Area

Hillside is a lovely area of the city, enviably located on the edge of the celebrated New Town. Less than 10 minutes on foot from Princes Street, the location could hardly be more central or convenient. George Street's designer shops and fashionable restaurants, St James Quarter, Harvey Nichols, theatres, cinemas, galleries and museums all combine to create a sophisticated and desirable city centre environment. The Scottish Parliament is within a short walk, as are Holyrood Palace and the wonderful open spaces of the Queen's Park. The Omni Centre (5 minutes) boasts a Health and Fitness Club, a multi screen cinema and a number of restaurants. Also within walking distance are the financial institutions based at St. Andrews Square, Lothian Road and the West End. For those who require to travel out of the city, Waverley Rail Station can comfortably be reached in 10/15 minutes and there is a tram stop at York Place providing a direct link with Edinburgh International Airport.

## Viewing

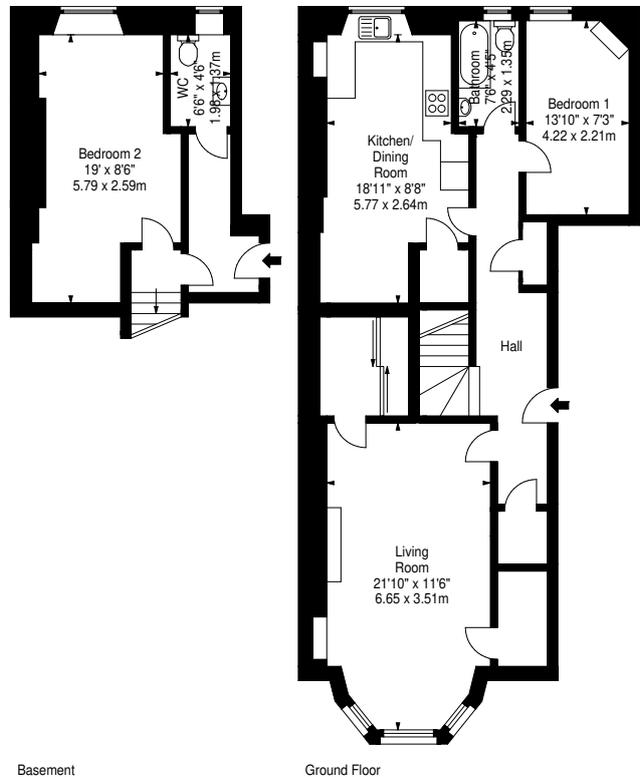
by appointment contact Lindsays – [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



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Approx. Gross Internal Area  
1103 Sq Ft - 102.47 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.