



Offers over £195,000

9/2 Edina Street, Hillside, Edinburgh, EH7 5PN



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Pleasant Tenement - First Floor 2 Bedroom Flat Needing Upgrading

Pleasant Tenement on a residential street between Easter Road and Montgomery Street Park this first floor one/two-bedroom period flat offers well-proportioned living space with versatile accommodation and a pleasant outlook.

First Floor Period Flat, Attractive Corner Location, Entrance Hall, Living Room, Semi-Open-Plan Kitchen, Sitting Room/Bedroom 2, Principal Bedroom, Bathroom, Good Built-In Storage, Gas Central Heating, Double-Glazing.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Living Room/Kitchen	14'4" x 10'5" (4.37 x 3.18)
Bedroom 1	14'4" x 8'9" (4.37 x 2.67)
Bedroom 2/Sitting Room	18'8" x 10'7" (5.69 x 3.23)



LOCATION

Situated on the corner of Edina Street and Elgin Terrace the property looks out towards the greenery of Montgomery Street Park. Just around the corner are the coffee shops, independent stores, bars and restaurants for which Easter Road is known, Close to Local Shops and Amenities. A little further away are the superstores of Meadowbank Retail Park, whilst the entertainments of Leith Walk are also only a short distance away. The City Centre and Holyrood Park are surprisingly close at hand with regular buses that run along Easter Road, London Road and Regent Road providing access to many parts of the city. The nearest tram stop is at McDonald Road and Waverley Station is approximately one mile away.

EXTRAS

White goods included in the Sale

EPC RATING

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VIEWING

By appointment only please Telephone: 0131 554 6244



