



## 19 3F3 Wellington Street

Hillside, Edinburgh, EH7 5EE



**Bright, top floor, 2 bedroom apartment offering a blank canvas for those looking to create a wonderful home on the edge of Edinburgh's New Town.**

### Description

Bright, top floor, 2 bedroom apartment situated within a traditional stone-built tenement. To the front of the property is a fabulous bay windowed living room overlooking Wellington Street and up towards Carlton Hill.

There is an internal kitchen and a storage cupboard off the hallway and to the rear of the property there are two double bedrooms and a bathroom with shower over the bath. The bedrooms overlook a leafy, appealing well-maintained shared garden and the local Bowling Green to the rear.

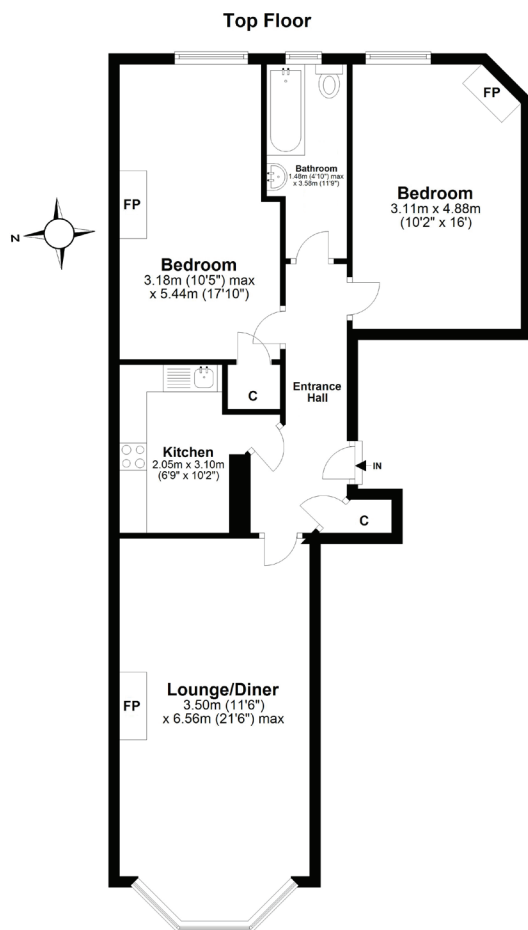
The property has well-proportioned rooms, some beautiful original period features and would benefit from refurbishment, making it a fantastic blank canvas for the next occupier to make their mark on.

### Location

The property occupies a fantastic location right on the edge of the City Centre and Edinburgh's historic New Town. The area is going to benefit enormously from the imminent arrival of the Edinburgh St James Development which will add a huge amount of vibrancy, leisure and retail options to the area. Hillside is already served well by an abundance of local amenities nearby including Valvona & Crolla delicatessen, Vittoria's restaurant and Joseph Pearce's bar.

The Playhouse Theatre and Omni Centre are just around the corner and the area is so well connected with Waverley Train Station, York Place Tram Terminus and St Andrews Square Bus Station a short walk away. Meadowbank shopping centre, the redeveloped Meadowbank Sports Centre, The Shore, Holyrood Park and Arthur seat are also nearby making this the perfect location from which to explore and experience Edinburgh from.





Total area: approx. 74.9 sq. metres (806.4 sq. feet)  
**19 3F3 Wellington Street, Edinburgh**



## Garden

Shared garden to the rear.

## Parking

On street permit parking.

## Fixtures and Fittings

Carpets, curtains, electric oven and fridge are included in the sale price.

## Services

The property is heated by gas central heating, via a combination boiler.

## EPC Rating D

## Total Floor Area

806.4 sqft / 74.9 sqm

## Home Report

The condition of the property is available in the Home Report available for download from our website:

[www.umeqa.co.uk/blog/193f3-wellington-street](http://www.umeqa.co.uk/blog/193f3-wellington-street)

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.



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