



## 7, Flat 6, Wellington Street, EDINBURGH, EH7 5EE, Edinburgh, EH7 5EE

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Boyd Legal are delighted to present to the market this stunning traditional top floor flat situated within the prestigious and sought after Hillside district of the City ideally positioned for access to local amenities and within walking distance of Edinburgh City Centre. The property is presented to the market in excellent order throughout and would be an ideal purchase for a professional person or couple. The flat is freshly decorated and comprises: shared secured entry into a common stairwell, a large welcoming reception hallway, a bright bay windowed lounge with a beautiful feature fireplace, box room which is currently being used as dressing room by the current proprietor, a splendid and well-proportioned dining kitchen, fitted with contemporary wooden base and wall mounted units, two good sized double bedrooms and a modern bathroom with white suite and mains water operated shower over the bath. The property further benefits from having gas central heating, original features and sash and case windows. Externally there is a well maintained communal garden to the rear and there is permit and metered parking in force within the surrounding streets.

**Location**

Hillside is a high-amenity area with fine period architecture, lying within walking distance of the city centre's restaurants, shopping facilities and attractions, such the Omni Centre and The Playhouse Theatre. Leith Walk, Elm Row and nearby Broughton Street offer a good range of local shopping facilities, with a cosmopolitan selection of cafés, bars, and restaurants within a short radius. Edinburgh's historic Old Town and New Property Description Area Description Town are easily accessed, and Queen's Park, Arthur's Seat, Ocean Terminal, and the popular Shore district offer further leisure and recreation opportunities. Waverley Train Station is within walking distance, and frequent bus services operate from London Road and Elm Row. Well-respected primary and secondary schools can also be found in the vicinity.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2