

COULTERS[©]

WELCOME TO: MONTGOMERY STREET

14 Montgomery Street, Hillside, Edinburgh, EH7 5JS



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MONTGOMERY STREET AT A GLANCE:



Vibrant Hillside location



Traditional one-bedroom flat



Bright and spacious living room



Close to the city centre



Private front seating area with cellars



Close to the open spaces of Calton Hill

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that all white goods are included as well.



A LITTLE BIT ABOUT THE PROPERTY:

This one-bedroom Georgian basement apartment in the popular Hillside area of Edinburgh offers the best in city centre living. Well-presented and bright throughout, it is in move-in condition and provides comfortable accommodation. Close to excellent leisure and retail amenities and just minutes from Leith Walk as well as the heart of the city including the new shopping destination of St James Quarter. This is an ideal home for a professional, first-time buyer, or investor and a fabulous opportunity.

- Bright front-facing living room with stylish wood effect laminate flooring, ornate cornicing and focal mantelpiece. Benefits from natural light from kitchen and front entrance
- A galley style light filled kitchen with excellent wall and floor storage, generous counter space and integrated appliances including fridge/freezer, dishwasher, gas hob and electric oven
- A spacious carpeted front-facing double bedroom with built-in mirrored wardrobe and Edinburgh press, also features ornate cornicing
- Versatile box room ideal for a home office
- A well-presented downlit bathroom with three-piece white suite and wall-mounted shower
- Gas central heating throughout
- Private front basement area with cellars
- On street (permit) parking



LOCATION, LOCATION, LOCATION:

Situated in the beautiful New Town, this property is in the popular residential area of Hillside just off Leith Walk.

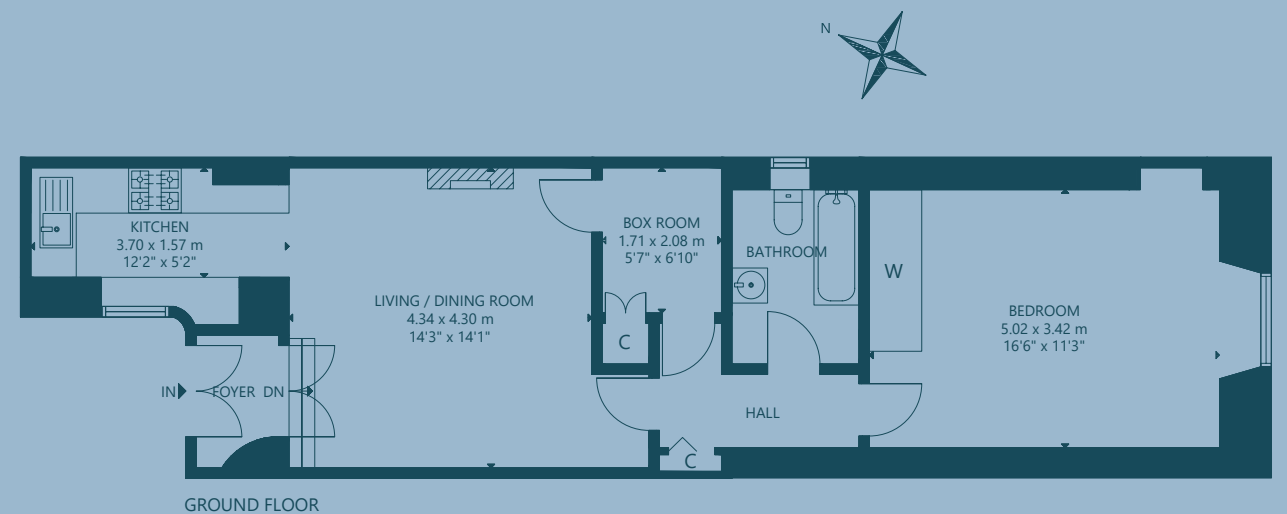
It is a short walk away from the city centre and all of its attractions, particularly the Playhouse Theatre, OMNI with its multiplex cinema, gym and well-known pubs and restaurants. The newly opened prestigious shopping and leisure destination of St James Quarter is around the corner. Both the vibrant Broughton Street and Leith Walk are a short walk away and offer a wide array of independent retailers including the Sicilian Pastry Shop, fabulous restaurants such as the Educated Flea, Rollo and Vittoria's, artisan coffee shops like Artisan Roast and traditional pubs like the Joseph Pearce.

There are gyms and fitness studios in the area including the nearby Tribe Yoga and Calton Hill offers peaceful walks. There is a wide variety of independent grocers nearby as well as a Sainsbury's Local and Tesco Express. A large Tesco superstore is at the bottom of Leith Walk and in nearby Canonmills.

Edinburgh Bus Station and Waverley Railway Station are a 15-minute walk away. The new tram link will also provide superb transport services when it commences from Picardy Place in spring 2023.



FLOOR PLAN:



14 Montgomery Street, Hillside, Edinburgh, EH7 5JS

Approx. Gross Internal Area

646 Sq Ft - 60 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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