



111/1 Montgomery Street, Hillside
Edinburgh, EH7 5EX



Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

DESCRIPTION

A rare, if not unique, chance to buy a two-bedroom flat in a traditional Hillside tenement in this price bracket.

Montgomery Street is the heart of popular Hillside, within easy walking distance of the city centre and five minutes from the new tram stop. Leafy spaces are also minutes away - including the UNESCO World Heritage Site London Road Gardens.

Offered in good decorative order throughout, the flat's features include three original fireplaces, a good cornice and ceiling rose. The property comprises: welcoming hallway with storage cupboard off; kitchen/living/dining room with feature fireplace and views over the communal rear garden; front facing double bedroom one with press cupboard, ornate cornicing and ceiling rose; rear facing double bedroom two; bathroom with electric shower over whirlpool bath and separate WC. The flat has a gas central heating system; double glazing and access to a shared garden. There is ample on street permit parking, and within a short walk, to Montgomery Street Park, with play area and large grassed area.

The energy efficiency rating for this property is band C

LOCATION

Montgomery Street is situated in the highly desirable Hillside area of Edinburgh, close to excellent amenities and within easy walking distance of the city centre. Princes Street, George Street, St Andrews Square and Leith Walk are minutes away, all offer a fantastic range of shops, cafes, bars and restaurants. Nearby leisure facilities include the acclaimed St James Quarter, Omni Centre with a large multi-screen cinema, Edinburgh Playhouse Theatre and The Stand Comedy Club. The scenic green spaces of Calton Hill and London Road Gardens are a short distance away. The flat is five minutes from the new tram stop on a line that now shuttles every eight minutes between the airport and Newhaven. Leith Walk is also a major bus route and Waverly Station is a short walk away.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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