



87, 1F3 Montgomery Street
Edinburgh, EH7 5HZ



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.

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.

DESCRIPTION

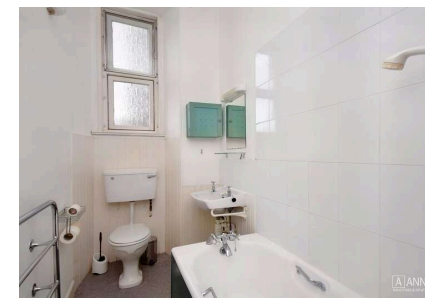
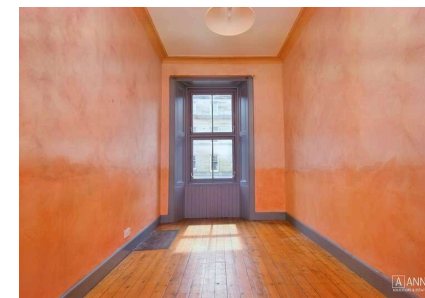
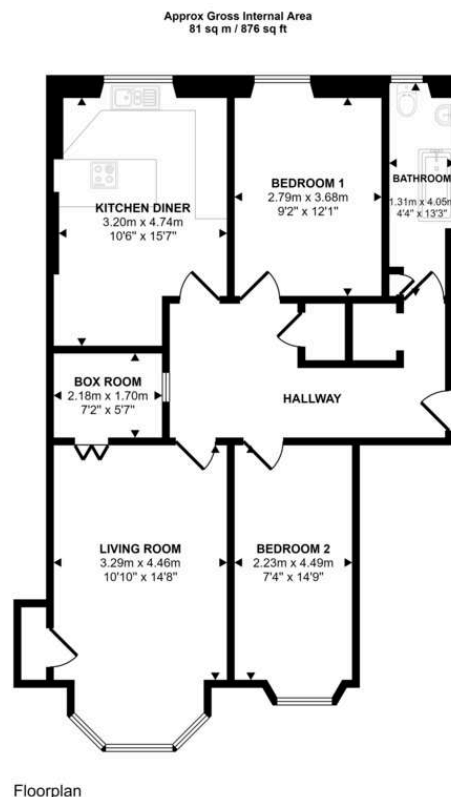
Montgomery Street is a well presented, two-bedroom, first floor flat, situated in the established residential area of Hillside. Forming part of a traditional stone-built tenement, this property offers the prospective buyer a great development opportunity with modernisation required throughout. With a wealth of period features and of generous size throughout, the accommodation comprises: impressive and welcoming hallway with two storage cupboards off; bright and spacious, bay windowed living room with feature fireplace and side opening timber framed windows; versatile box room; rear facing double bedroom 1; front facing double bedroom 2; kitchen diner and a family bathroom with shower over bath which completes the accommodation on offer. Further benefits include: gas central heating; ample on street parking and access to a communal rear garden, mostly laid to lawn.

EPC RATING

The energy efficiency rating for this property is band D

COUNCIL TAX

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



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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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