





## 131/9 Montgomery Street, Edinburgh, EH7 5EP

### Description

Bright and spacious two bedroom second floor flat forming part of a traditional Victorian stone tenement close to the City Centre. The flat is well maintained and has excellent potential. The superb location would make this an excellent investment either as a starter flat or buy to let. It also has gas central heating and double glazing.

The accommodation comprises:

- Entrance hall with deep storage cupboard and shelved press
- Good sized double bedroom with window, built-in wardrobes and en-suite shower room
- Further good-sized double bedroom
- Bay windowed front facing living/dining room with laminate flooring, gas fire with marble surround and egg and dart ornate coricing
- Fitted kitchen with a range of base mounted units with laminate worktops and appliances including gas hob with extractor hood, oven, washing machine and fridge freezer
- The partially tiled bathroom is fitted with a pedestal wash basin, WC and bath with electric shower over



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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### Location

The property is located within the popular Hillside area on the north eastern edge of the New Town and bordering Leith and Pilrig. It is therefore well placed for the vast number of shopping facilities, cultural and historical sites, restaurants and bars on offer in Edinburgh City Centre. Leith itself is a historic area which has undergone a huge transformation in recent years with significant investment to redevelop Leith Docks and the surrounding area. There is now a vibrant centre of Leith with many trendy and award winning restaurants and bars. Leith Walk has an excellent range of services including a wide choice of local speciality shops, delicatessens, restaurants, bars and banks. Further shopping is available at Ocean terminal and at Meadowbank Retail Park. Local supermarkets include a Scotmid, Lidl and Tesco at the Foot of Leith Walk, Asda at Newhaven and a Sainsbury's at Meadowbank. Further amenities close by include The Playhouse Theatre and Omni Centre, featuring a multi-screen cinema. The area is served by a frequent bus service operating to the City centre and the Edinburgh tram network.

### Outside and Gardens

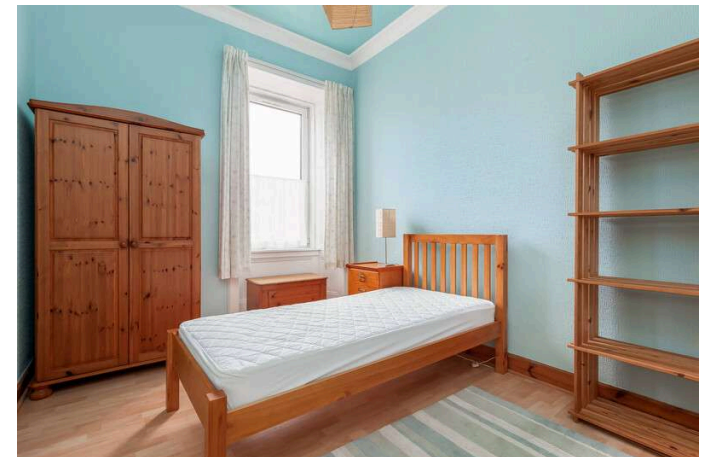
There is a well tended shared garden to the rear of the property. Residents' permit parking is available on street.

### Extras

The fixed floor coverings, curtains, light fittings and kitchen appliances are included in the sale.

### Council tax

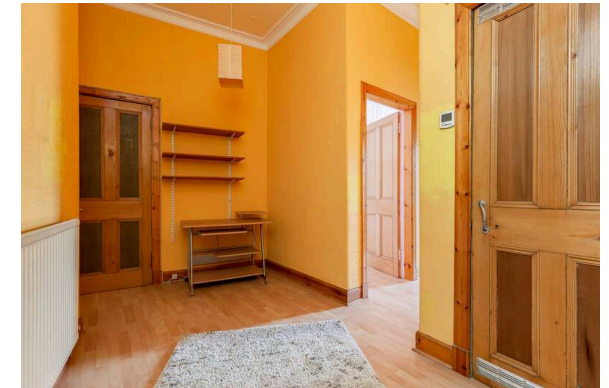
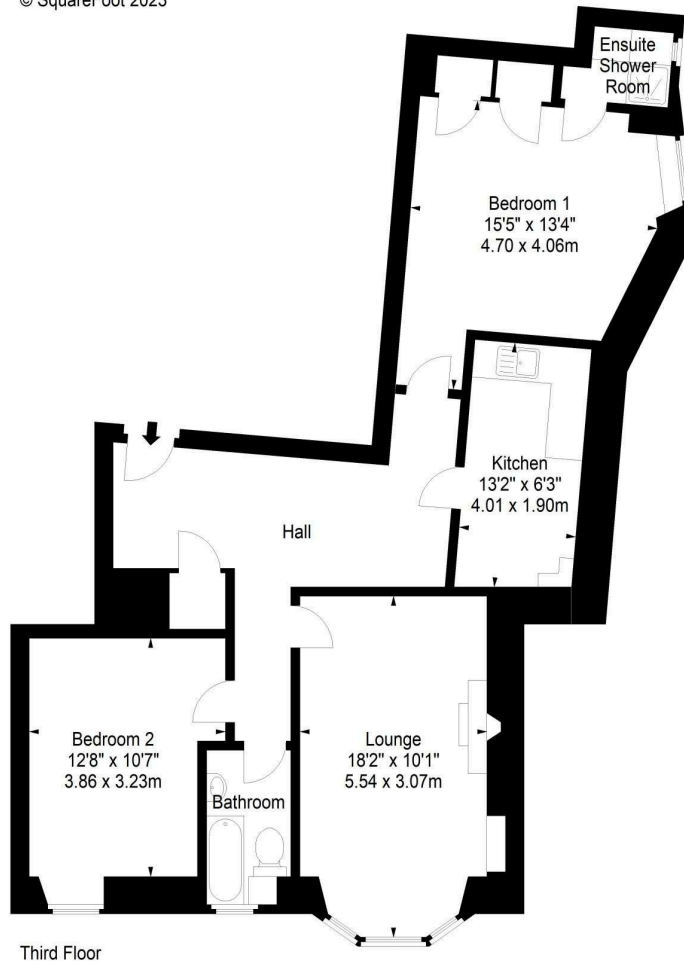
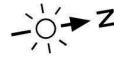
It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



Montgomery Street,  
Edinburgh,  
Midlothian, EH7 5EP



Approx. Gross Internal Area  
829 Sq Ft - 77.01 Sq M  
For identification only. Not to scale.  
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Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035  
E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)  
T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

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