

COULTERS[©]

FLAT 4, 43 MONTGOMERY STREET

HILLSIDE, EDINBURGH, EH7 5JX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This is an immaculately presented second floor tenement flat, superbly finished to a high standard, elegantly embracing the wonderful period features of the home, whilst enhancing the home with tasteful, modern style. Both the bathroom and WC have been recently replaced (2020), along with the addition of sash and case, timber framed double glazed windows (2019). This beautiful property will be a popular choice, so early viewing is highly recommended.

KEY FEATURES



Exceptional second floor bay windowed tenement flat.



Two beautifully presented double bedrooms.



Enclosed shared rear garden.



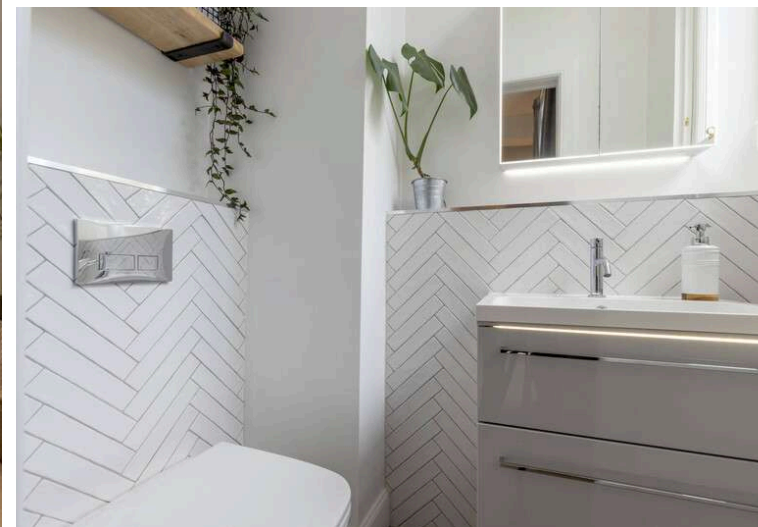
On street residents parking.



Within walking distance of the city centre.



Excellent local amenities nearby.



The impressive bay windowed sitting room is bursting with period features and provides a lovely outlook along the street, whilst a handsome fireplace with slate hearth creates a wonderful focal point in the room. All the floors have been stripped and sanded to striking effect. There is a charming, well equipped fitted kitchen, along with two sophisticated bedrooms, one with a contemporary en-suite WC with beautiful Herringbone tiling and a walk-in wardrobe. The shower room has a large shower cubicle with a refreshing rainfall shower head in addition to a hand held attachment, surrounded by metro style wall tiles and stunning hexagonal mosaic floor tiles. To the rear of the building is an enclosed, well maintained communal garden, mainly laid to lawn with established trees and shrubs. Permit holder parking and metered parking is available on the street below.





THE LOCAL AREA

The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter. There is a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and neighbouring Holyrood Park are close by. The owners currently hold a key for Regent Park, the largest private park in Edinburgh. The tram line is close by, providing swift access to the west of City and the airport and a wide variety of buses run along London Road and Leith Walk. The area is well served by a huge selection of fashionable cafes, bars and restaurants including Joseph Pearce's and Herringbone. For shopping requirements, there is the infamous Valvona & Crolla on Elm Row, a Scotmid on Easter Road and a Tesco on Leith Walk.

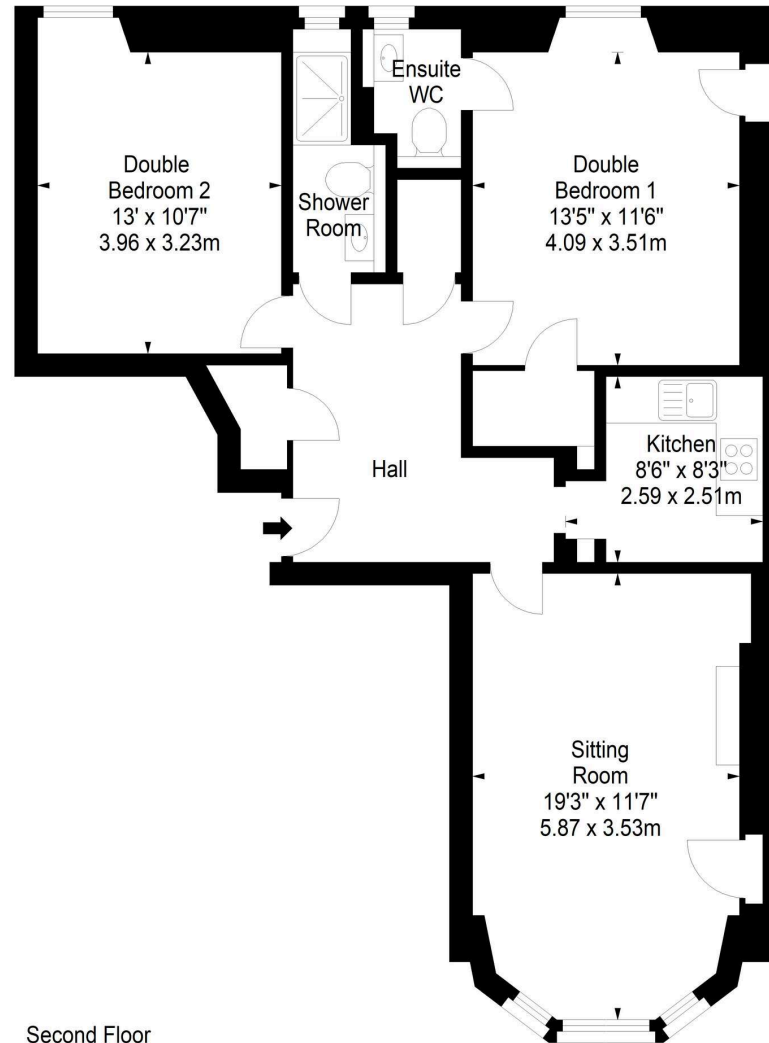
EXTRAS

All blinds, light fittings and fitted floor coverings are included in the sale along with the oven (recently fitted), gas hob, fridge/freezer & extractor hood. Some additional items may be available by separate negotiation.





Approx. Gross Internal Area
835 Sq Ft - 77.57 Sq M
For identification only. Not to scale.
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Second Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.