



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**72 MONTGOMERY STREET,**  
Hillside, Edinburgh, EH7 5JA



This main-door ground-floor apartment is a large two-bedroom residence which forms part of a traditional Georgian building in the New Town Conservation area of sought-after Hillside. The impressive property blends period charm with quality modern interiors, creating an attractive home that will appeal to a broad spectrum of buyers. Furthermore, it has a highly convenient location, within walking distance of the city centre, excellent amenities, and frequent bus and tram links.

Nestled behind a low-maintenance front garden, the home's private front door opens with a warm welcome into a vestibule and a naturally-lit hall. The living room is to the right, enjoying elegant interior design and easy-to-maintain flooring. Spaciously proportioned and brightly illuminated, this reception area is perfect for everyday use. It also benefits from period details, from a handsome feature fireplace, to ornate cornice work. Fitted bookcases and a press cupboard complete the space.



## FEATURES

- Large ground-floor apartment in Hillside
- Part of a traditional Georgian building
- Within the New Town conservation area
- Attractive interior design throughout
- Private main-door entrance
- Welcoming vestibule and central hall
- Living room with period features
- Contemporary dining kitchen with utility room
- Two large double bedrooms
- One walk-in wardrobe
- Stylish three-piece shower room
- Private front garden
- Patio area for private use and a cellar store
- South-facing communal garden
- Controlled permit parking (Zone N1)
- EPC Rating D
- Council Tax Band D





Next door, the spacious dining kitchen has lots of room for a table and chairs. It also extends out onto a patio area (for private use) within the large communal garden – perfect for summer dining. Furthermore, the kitchen boasts a contemporary design, fitted with high-gloss handle-less cabinets in mix-and-match tones, chunky downlit worktops, and on-trend splashback tiles. It also has a utility room as well. Meanwhile, the two double bedrooms both mirror one another, enjoying tranquil décor and chic tartan carpets. The principal bedroom has the larger footprint and a press cupboard, whilst bedroom two benefits from a south-facing aspect and a walk-in wardrobe. The accommodation is completed by a stylish shower room that has a traditional-inspired aesthetic and a double walk-in shower cubicle. In addition to the front garden, the home has a patio area for personal use within the south-facing communal garden, which is well maintained and laid to lawn. It also has a private cellar store under the common staircase. Conveniently, controlled permit parking is also available (Zone N1).

Extras: an integrated oven, concealed extractor, and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





## HILLSIDE, EDINBURGH

Hillside enjoys a fantastic location in the bustling East End of Edinburgh, close to the city centre with its world-class attractions and shopping facilities. The area is a hub of lively eating and socialising spots, and is jam-packed with great restaurants, traditional pubs and modern style bars. There is an excellent range of local amenities too, and Princes Street is within walking distance. The nearby Shore also offers a range of fashionable cocktail bars, Michelin star restaurants and trendy bistros. For tranquil walks the open spaces of Arthur's Seat, Holyrood Park and Calton Hill are all within easy reach and the nearby Omni Centre offers a range of entertainment and leisure activities, including a multi-screen cinema. Many cultural activities are also on offer in the surrounding area including theatres, art galleries and museums. Hillside falls under the catchment for good local schooling at primary and secondary level, while a number of the capital's independent schools are within easy reach. The area is well served by buses and a nearby tram link, making commuting fast and convenient.

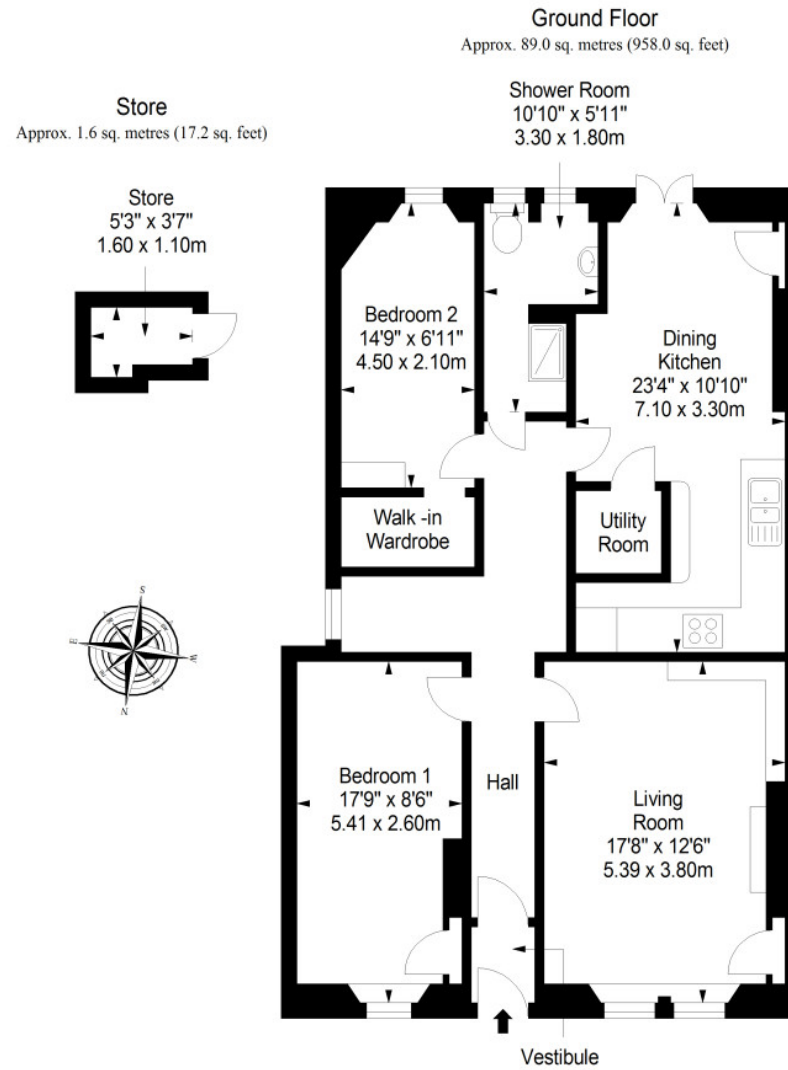
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

## EDINBURGH

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## BORDERS

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