



25 (3F2) Montgomery Street, Edinburgh, EH7 5JU

*Immaculately presented two-bedroom top floor flat with views towards Calton Hill*

URQUHARTS  
EDINBURGH



## DESCRIPTION

25 (3F2) Montgomery Street is an immaculately presented and spacious two-bedroom top/third floor flat with stunning views towards Calton Hill situated in the desirable Hillside area. The location is superb with excellent local amenities within walking distance and easy access to transport links to the city centre and further afield.

Entrance hall; bright open plan living room / dining / kitchen; modern fitted kitchen with wall and base units, integrated appliances and breakfast bar; two good-sized double bedrooms, one with original fireplace surround; and a contemporary shower room with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room / Dining room / Kitchen. Two double bedrooms. Shower room.

Gas central heating. Sash and case windows. Well-maintained communal rear garden. Residents permit and pay & display on street parking.

## LOCATION

Montgomery Street lies within the popular Hillside district on the east side of the city, neighbouring Brunswick and

Leith. This convenient location is well placed for access to a wide range of amenities, including a selection of popular restaurants, bistros, bars, Princes Street, St James Quarter, Omni Centre and Edinburgh Playhouse, all within walking distance. An array of local shops on Easter Road and Leith Walk including a Sainsburys, Lidl and Tesco Express, cater for everyday needs, whilst the vibrant Shore area and Ocean Terminal offer more extensive requirements. The wide-open spaces of Leith Links, Calton Hill and Water of Leith Walk & Cycle Pathway are ideal for pleasant walks. It is also worth noting the proximity to the Scottish Parliament at Holyrood situated next to the famous Arthur's Seat and Royal Mile. Catchment schools include Leith Walk Primary and Drummond Community High, St Mary's RC Primary and St Thomas of Aquin's RC High, with private schooling at Edinburgh Academy, Fettes, and Stewarts Melville easily accessible. Regular buses and trams run to and from the city centre and surrounding areas and the City Bypass can be easily reached by car, with quick access to East Lothian and the main motorway networks, Edinburgh Airport and The Forth Road Bridge/Queensferry crossing.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances. All items of furniture may also be available.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property

The property has a Council Tax Band **B**

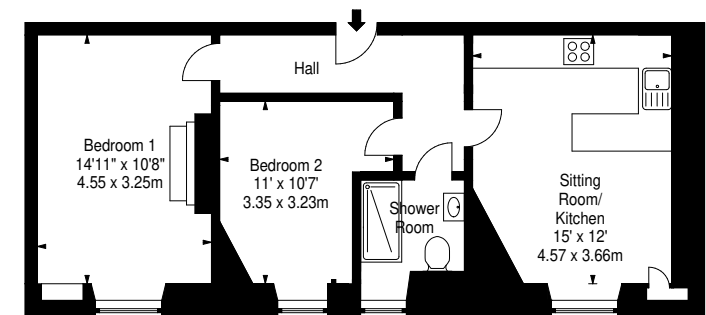
The property has an Energy Rating Category **C**  
Tenure Freehold



Montgomery Street,  
Edinburgh, EH7 5JU



Approx. Gross Internal Area  
595 Sq Ft - 55.28 Sq M  
For identification only. Not to scale.  
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Third Floor

## NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).