



Deans Properties

Deans Solicitors and Estate Agents LLP



**64 Montgomery Street,
Hillside, EH7 5JA**



MAIN DOOR FLAT

- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Box Room
- Bathroom
- Private Front Garden and Shared Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



This spacious and immaculately presented main door flat is in a highly-sought after location in Hillside, on the edge of Edinburgh's New Town. The property is perfectly located for access to a variety of convenient amenities within walking distance including the St James Quarter and Omni Centre which offer a range of popular high street retailers, eateries and leisure facilities. There are also superb transport links by bus, tram and nearby Edinburgh Waverley station. The accommodation comprises; welcoming hallway with excellent storage, well-proportioned living room with a feature fireplace with log burner, box room, a bright, modern kitchen with space for dining table and chairs, two good-sized double bedrooms and bathroom with shower over bath. There is a neatly-maintained private garden to the front and a south-facing, shared garden to the rear which can be accessed via patio doors directly from the kitchen. There is on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale; floor coverings, cooker, oven, hob, hood, washing machine and dishwasher. The appliances included are sold as seen with no warranty provided.

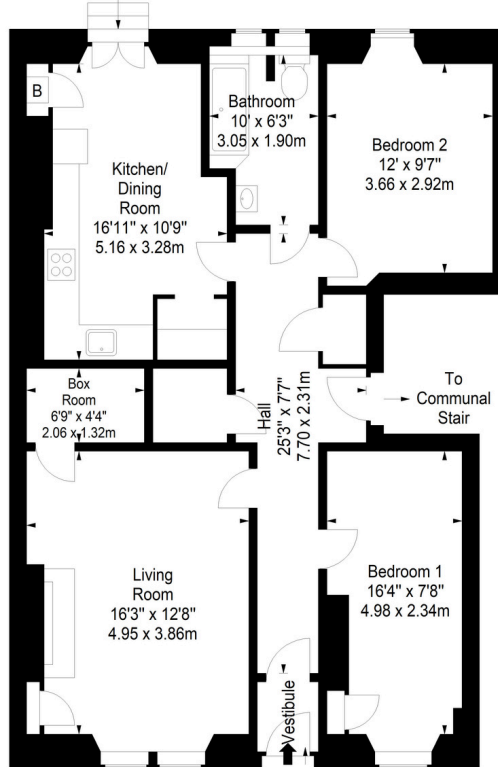




Montgomery Street,
Edinburgh, EH7 5JA



Approx. Gross Internal Area
938 Sq Ft - 87.14 Sq M
For identification only. Not to scale.
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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