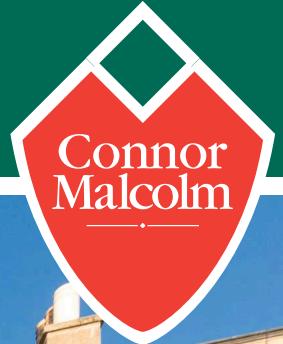


111 (flat 7) Montgomery Street, Hillside, Edinburgh, EH7 5EX



## Description

Particularly appealing two bedroom dual-facing top floor flat forming part of traditional tenement building. Situated in a highly regarded residential area the property commands an excellent prime setting boasting an eclectic array of independent shops, pubs, cafes, and eateries closeby as well fantastic transport links in and around the city. Offering comfortable and easily manageable living space, this attractive home represents an ideal home for an individual, professional couple or students wishing to live close to the city centre but with easy access to open green spaces.

- Hallway
- Living/dining room with fireplace
- Kitchen
- Two double bedrooms, one with fitted wardrobes
- Bathroom featuring a contemporary white suite with shower over bath
- Separate WC
- Gas central heating and double glazing
- Secure entry system
- On street permit parking

## Extras

All light fittings, curtains and curtain rails, oven, hob, high level fitted cabinets in the hall & washing machine are included.

## EPC Rating: C

## Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

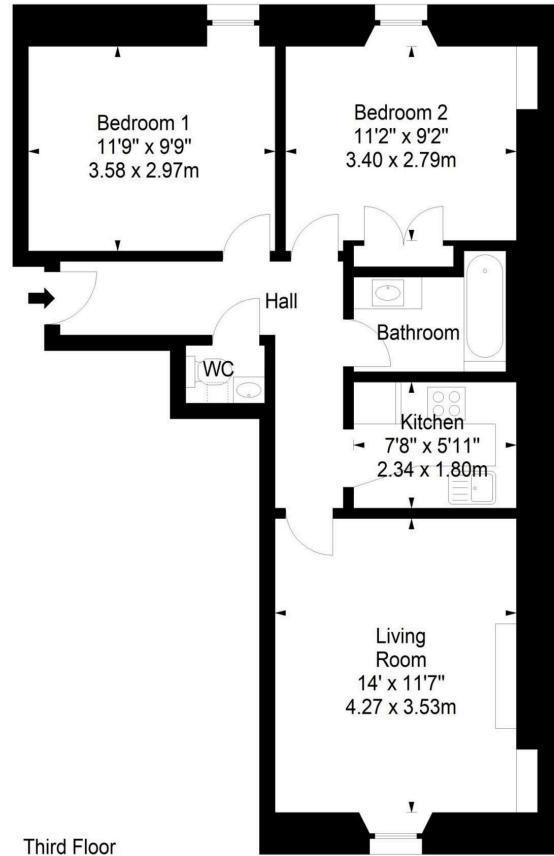
The vibrant and cosmopolitan area of Hillside in Leith is a hub for socializing and is within a 10-minute walk of the city centre. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the prestigious shopping and leisure destination of St James Quarter is a short walk away. The neighbouring Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Lochend Park, Holyrood Park and Arthur's Seat are all within walking distance. For the fitness enthusiast, Leith Victoria Swim Centre is nearby. It benefits from an excellent public transport system with multiple bus routes servicing the whole city and tram network connecting Leith to the city and to Edinburgh International Airport.



**Montgomery Street,  
Edinburgh,  
Midlothian, EH7 5EX**



Approx. Gross Internal Area  
604 Sq Ft - 56.11 Sq M  
For identification only. Not to scale.  
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1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

**espc**