










Offers Over
£370,000

10 Montgomery Street

Hillside | Edinburgh | EH7 5JS

A charming and unique maindoor garden-level flat with private front garden and shared rear garden offering the perfect blend of period charm and contemporary style, within a short walk of the St James Quarter and excellent amenities creating the ideal city centre home.

-  2 Bedrooms
-  1 Reception Room
-  1 Shower Room
-  Private garden
-  Zoned Parking
-  EPC Rating – C
-  Council Tax Band – C



Description

The property has been renovated, remodelled and refurbished to an exacting standard by the present owners and offers well-proportioned accommodation in true move-in condition. Forming part of a handsome B-listed building, designed by William H Playfair, the most renowned architect of Edinburgh's prestigious Georgian New Town, the property is accessed via a gated and enclosed private front garden offering a high degree of privacy. The front door opens to an impressive open plan living space, ideal for both relaxing and entertaining, featuring exposed original stone work, ample built-in storage and beautiful Oak flooring which extends throughout the living space, kitchen and bedrooms. The kitchen area is fitted with sleek modern units with integrated appliances including oven, hob, fridge, freezer and washing machine with solid wood worksurfaces and a breakfasting bar creating a sociable connection with the living space. There are two double bedrooms, both enjoying a peaceful outlook to the rear garden and a luxurious shower room with large walk-in drench shower and attractive ceramic tiling to the walls and floor. Benefits on offer include electric underfloor heating throughout and timber framed double glazing. There are two dry-lined under-pavement cellars accessed from the front garden, one which houses the modern thermally insulated hot water system.



Extras

The integrated kitchen appliances, fixtures and fitting are to be included in the sale.

Gardens and Parking

In addition to the enclosed front garden the property benefits from access to a shared rear garden, accessed via the neighbouring stair, which enjoys a sunny southerly aspect and is predominantly pebble chipped with attractive mature shrubs and trees. On street permit holder parking is available.

Viewing

Please contact Neilsons on 0131 625 2222



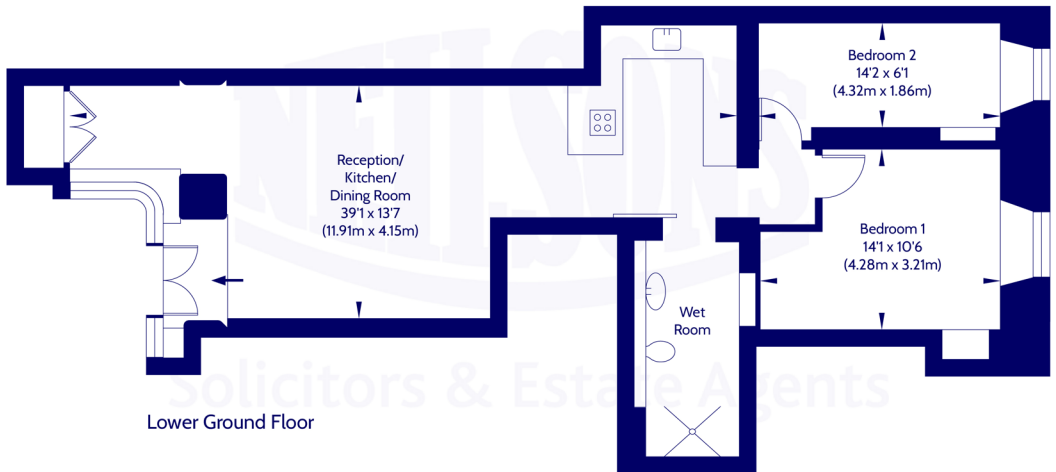


Location

Constructed around 1826 the property forms part of Playfair's Eastern New Town or Calton Scheme, which today forms part of the popular Hillside district of the city centre. This thriving area boasts a wealth of local shops and services within moments' walk of the property, along with being in easy walking distance of the fashionable St James Quarter. The convenience of the location is further enhanced by the proximity of Edinburgh's tram extension offering swift access to Edinburgh International Airport, Murrayfield Stadium and the cosmopolitan Shore district of Leith. Highly regarded cafes, bars and restaurants can be found locally including Valvona and Crolla delicatessen and café on Elm Row, an Edinburgh institution. Recreational facilities in the neighbourhood abound with the Playhouse Theatre, Everyman Cinema and Omni centre with cinema, health club and restaurants all within a short walk.



Approx. Gross Internal Floor Area 77.15 Sq M / 830 Sq Ft.



Lower Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

