



6/5 West Montgomery Place

Hillside, EDINBURGH, EH7 5EZ



VMH ESTATE AGENTS



Superb, stylish 1 bedroom first floor flat located in the highly sought after area of Hillside

- Stylish sitting/dining room
- Modern fitted kitchen/breakfast room
- Spacious double bedroom
- Shower room
- Desirable residential area
- Close to a variety of local amenities
- Secure entryphone system
- Shared rear garden
- Permit parking
- Gas central heating & double glazing



Offers Over: £205,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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About the Property

This truly impressive first floor flat forms part of a traditional tenement in the highly sought after area of Hillside. The property lies within easy walking distance of the wide variety of amenities on Leith Walk, Easter Road and the City Centre.

The interior of the property has been tastefully upgraded throughout by the current owner and offers bright and stylish accommodation in excellent order throughout.

Extras

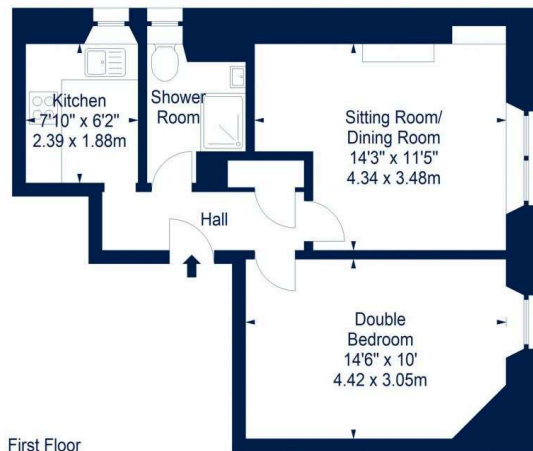
All fitted floor coverings, curtains, blinds, light fittings, hob, oven, extractor hood, fridge and washing machine are included in the sale price. The wardrobe, bed, table and chairs are also included in the sale price.



Location

The popular area of Hillside is located a short distance to the east of Edinburgh's city centre making it extremely accessible on foot and by bus. It is ideally located to benefit from the wide variety of local amenities at Leith Walk, Elm Row, Broughton Street, St James Quarter and Princes Street. The Playhouse Theatre and Omni Centre are a short walk away as is Waverley Train Station, York Place Tram Terminus and St Andrews Square Bus Station. There is also a tram stop very close to the flat on Leith Walk that reaches as far as the Airport and The Shore. For larger shopping requirements, The Meadowbank Retail Park is close by with a Sainsbury's supermarket and other high-street retail outlets. Hillside benefits from excellent road links adjoining the A1 with links across the city and further afield. For local outdoor recreation Holyrood Park is close by, home to Edinburgh's iconic Arthur's Seat and Portobello beach just a short bus ride away, there are also several nearby leisure centres, swimming pools and gyms.

6 Flat 5 West Montgomery Place, Edinburgh, Midlothian, EH7 5EZ



Flat - Approx. Gross Internal Area - 452 Sq Ft - 41.99 Sq M

For identification only. Not to scale. © SquareFoot 2025





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