



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**57/7 Montague Street**

Pleasance, Edinburgh, EH8 9QS



# 57/7 Montague Street

Set on the fourth floor of a traditional period tenement in the popular Pleasance area, close to the city centre, this well-presented flat offers bright, practical accommodation and scenic views of Arthur's Seat. The home features a hall with built-in storage, a spacious living room, a modern fitted kitchen, a large principal bedroom with southeasterly aspect, a versatile second bedroom with built-in wardrobes, and a bathroom equipped with an electric shower over the bath and a wall-hung mirror, as well as a separate WC. The flat also benefits from access to a communal garden and on-street parking. Ideally located within easy walking distance of the city centre, the university, shops, cafés, bars, scenic outdoor spaces, and excellent transport links, the property will appeal to first-time buyers, professionals, students, and rental investors alike.



## Property Summary

- Fourth-floor flat in Pleasance
- Part of a period tenement
- Lovely views of Arthur's Seat
- Secure phone entry system
- Entrance hall with built-in storage
- Spacious living room
- Modern kitchen with fitted units
- Sunny main bedroom
- Versatile second bedroom with built-in wardrobes
- Bathroom with overhead shower
- Separate WC
- Mature communal garden
- On-street parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - C
- Home Report Value - £325,000











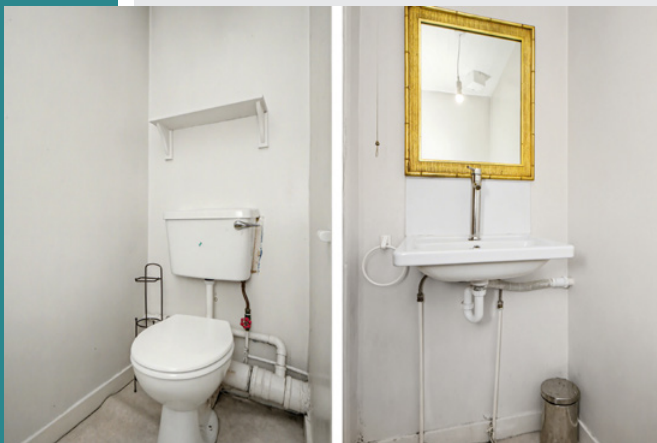
Spacious living room  
and modern kitchen with  
fitted units







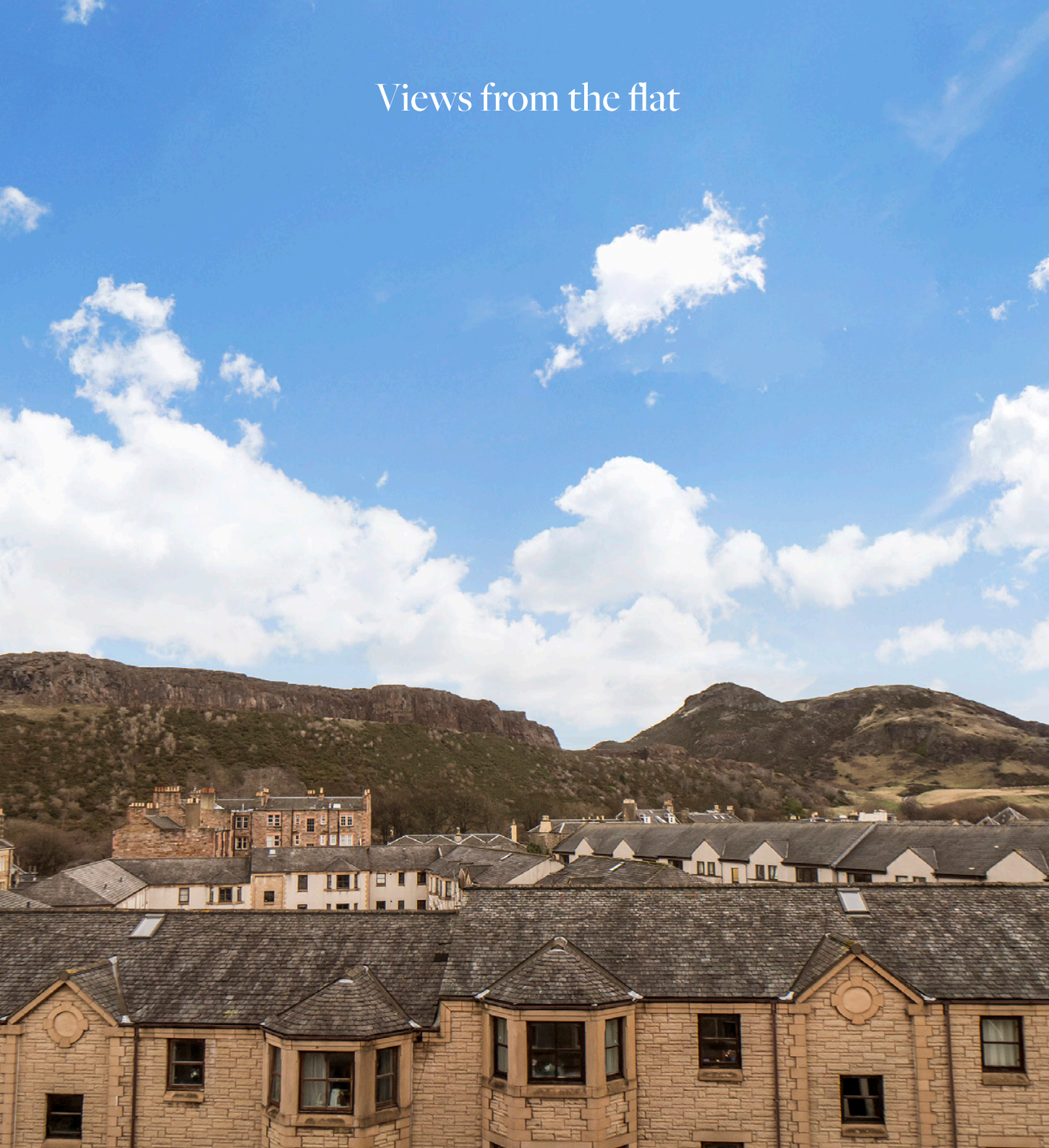




Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



## Views from the flat



## Pleasance, Edinburgh

Just 1 mile south of the heart of Edinburgh city centre, Pleasance is a highly sought-after location set directly beside the iconic Arthur's Seat and the popular area of Newington. Home to an attractive mix of traditional tenement buildings and contemporary apartments, Pleasance caters to a wide demographic, from city professionals to families. It is within easy walking distance of the thriving city centre and it also boasts unfettered access to some of Edinburgh's best-loved green spaces too, including The Meadows, Arthur's Seat, and Duddingston Loch. The nearby parks and green spaces provide various outdoor opportunities, whether walking or cycling, and for those who prefer to exercise indoors, there is the Royal Commonwealth Pool, offering a state-of-the-art gym and the city's only 50-metre swimming pool. Pleasance has a lively and dynamic social scene and a fantastic choice of nearby artisan cafes, trendy bars, and restaurants, with delicious foods from around the world. A wealth of highly-regarded cultural attractions are within easy reach too, including the Festival Theatre, the Queen's Hall, and Summerhall, all of which provide a year-round program, including live shows, music, and cinema. And come the Edinburgh Festival Fringe, the wider area becomes a lively and entertaining hub of activity. Pleasance is also home to the recently opened Holyrood Distillery, an award-winning gin and whiskey distillery which offers quality tours and a shop. Excellent local amenities cater to all your daily needs, with an excellent selection of independent shops, express supermarkets, and high-street retailers. More extensive shopping facilities are also available at nearby Cameron Toll Shopping Centre and in the city centre, where further world-class amenities and cultural attractions await. Pleasance is within the catchment area for well-regarded schools and it is close to The University of Edinburgh campuses, unsurprisingly proving popular with families and students alike. Furthermore, it is served by fantastic public transport links, with frequent buses travelling across the city both day and night. It is also positioned within easy reach of Waverley train station for travel further afield.

Let us help you find your next  
**dream property!**



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



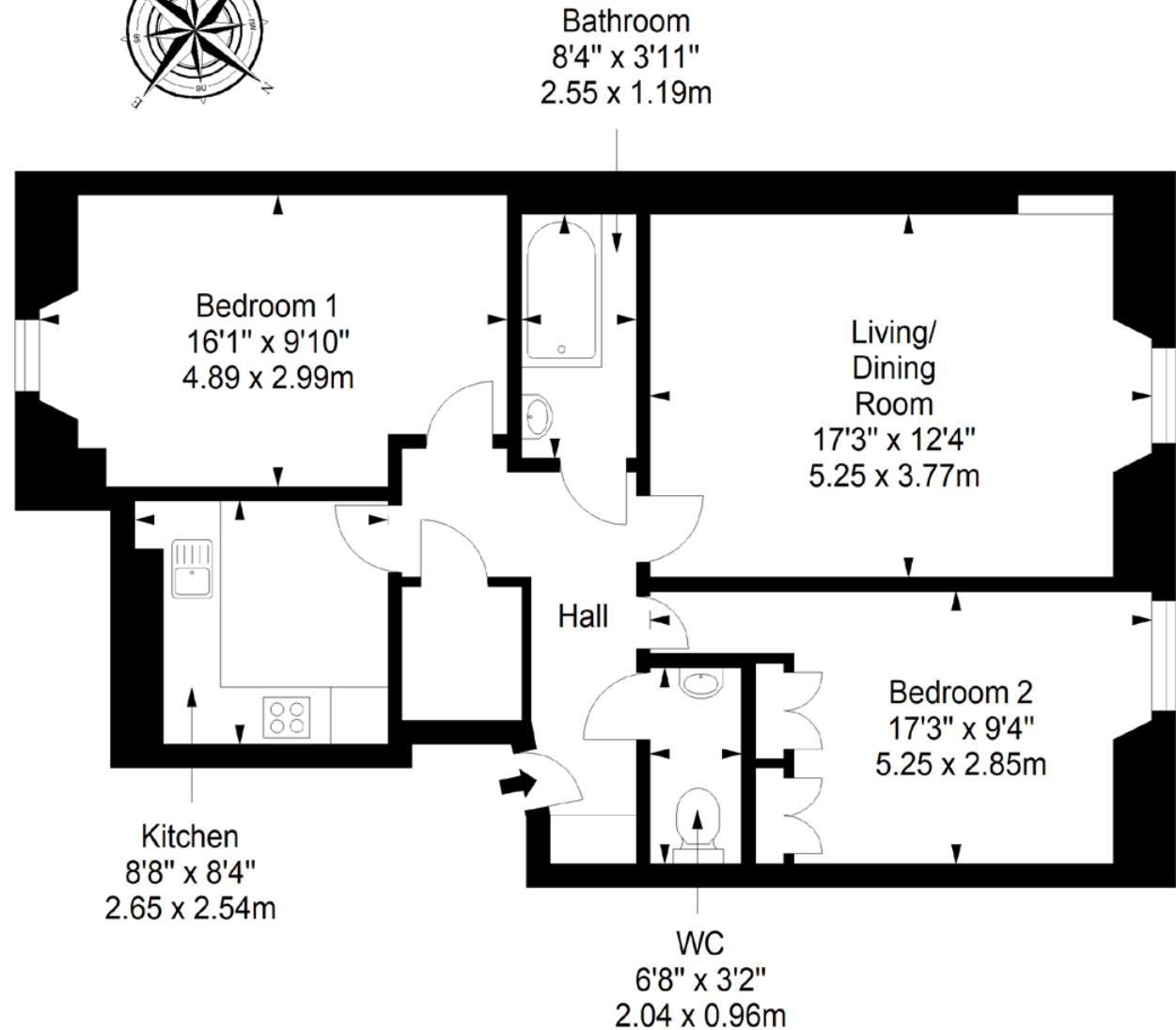
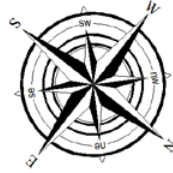
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**DISCLAIMER**

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. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

**Fourth Floor**  
Approx. 69.3 sq. metres (746.0 sq. feet)



**Total area: approx. 69.3 sq. metres (746.0 sq. feet)**