



6/1 West Montgomery Place
HILLSIDE | EDINBURGH | EH7 5EZ


warners
solicitors & estate agents



6/1 West Montgomery Place

HILLSIDE | EDINBURGH | EH7 5EZ

Set on a quiet cul-de-sac in the heart of Hillside, moments from the city centre and St James' Quarter is this spacious ground floor flat offering flexible accommodation to three bedrooms utilising a handy basement storage area with window. Boasting traditional features, double glazing to the front windows, and gas central heating, this property would make an ideal first time buy or investment opportunity. The accommodation comprises welcoming entrance hallway with storage, spacious double bedroom, living room to the front and further front facing bedroom, living room/bedroom to the rear with stairs to basement area/bedroom three, fitted kitchen with space for appliances, and the accommodation is completed by a rear facing bathroom with electric shower over bath. The property further benefits from a well kept common garden and resident's on street permit parking.

- Traditional ground floor apartment
- Flexible accommodation to three bedrooms
- Entrance hallway with storage
- Sitting room/bedroom to rear with stairs to garden level basement with window
- Two front facing rooms
- Fitted kitchen
- Double glazing to front windows, sash and case to the rear
- Gas central heating
- Well-kept communal garden
- Walking distance from city centre
- Resident's on street permit parking

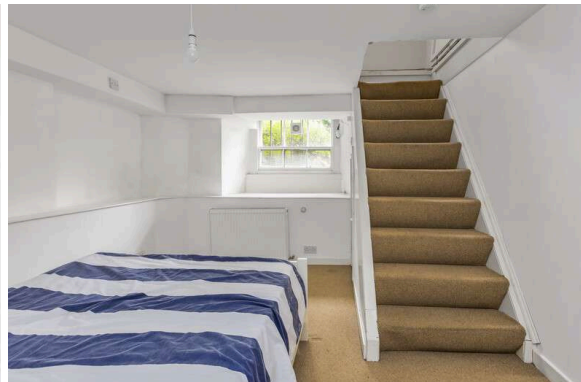
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

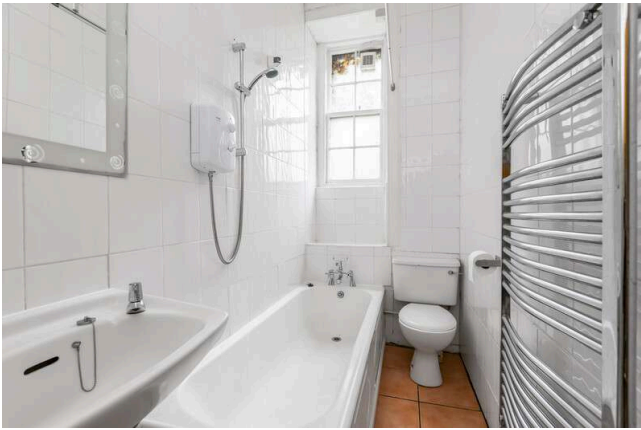
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: the fridge and washing machine will be included. EPC rating D.

The subjects are located in the highly regarded Hillside area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Leith Walk, Easter Road and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The flat is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas, including the new tram extension linking the Airport to Newhaven via nearby Leith Walk. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix. ©2024