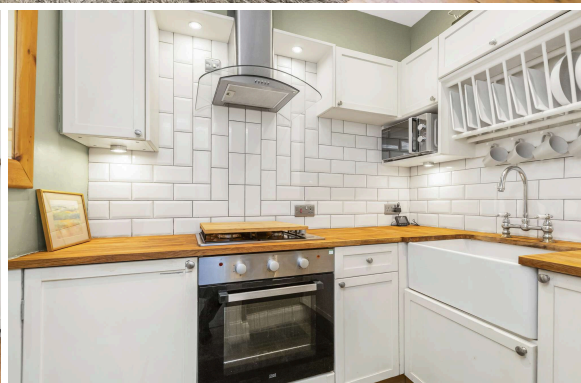




3 (PF2) West Montgomery Place
HILLSIDE | EDINBURGH | EH7 5EZ


warners
solicitors & estate agents



3 (PF2) West Montgomery Place

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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. Boasting traditional features, this property would make an ideal first time buy or investment opportunity.

The accommodation comprises welcoming entrance hallway with storage, a pulley and secure entry, a traditional living room with ornate cornicing and an attractive fireplace. The fully fitted modern kitchen currently comprises a gas hob, oven and fan, a Belfast sink, fridge and dishwasher. There is also a well proportioned bedroom with built in storage and completing the accommodation a bathroom with a waterfall shower over the bath and a heated towel and a separate WC. The property further benefits from a well kept shared garden and permit parking.

- Traditional ground floor apartment
- Entrance hallway with storage
- Traditional living room
- Fitted kitchen
- Well-kept communal garden
- Walking distance from city centre
- Permit parking
- Fully operational fireplace
- Bathroom with underfloor heating and a free standing bathtub

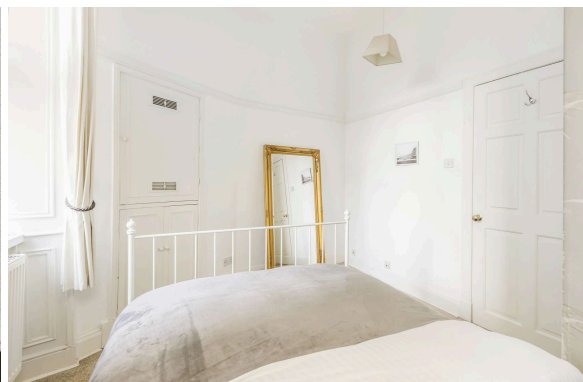
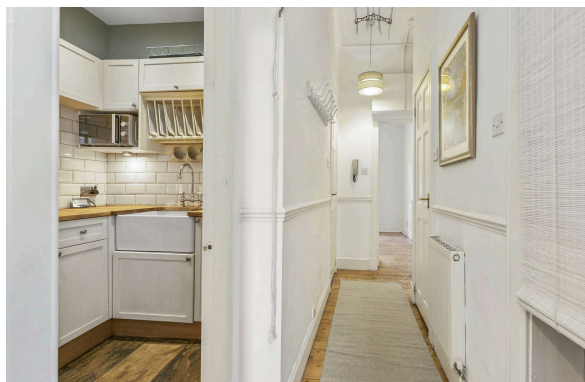
All integrated kitchen appliances, light fixtures, blinds, fire fender, bike wall mount, curtain rail, microwave, washer/dryer and traditional pulley are included in the sale

EPC Rating C

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



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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.