

COULTERS[©]

63/6 MONTGOMERY STREET

HILLSIDE, EDINBURGH, EH7 5HZ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 6, 63 Montgomery Street is a beautifully presented, superbly proportioned 2 bedroom top floor flat, situated in the highly desirable area of Hillside.

The flat occupies an enviable corner position with attractive, open views and benefits from two impressive bay windows in both the sitting room and double bedroom 1.

KEY FEATURES



Beautifully presented top floor flat with two bay windows.



Two generous double bedrooms.



Well maintained shared rear garden.



Zoned residents parking.



A short walk to tram stop and St James Quarter.



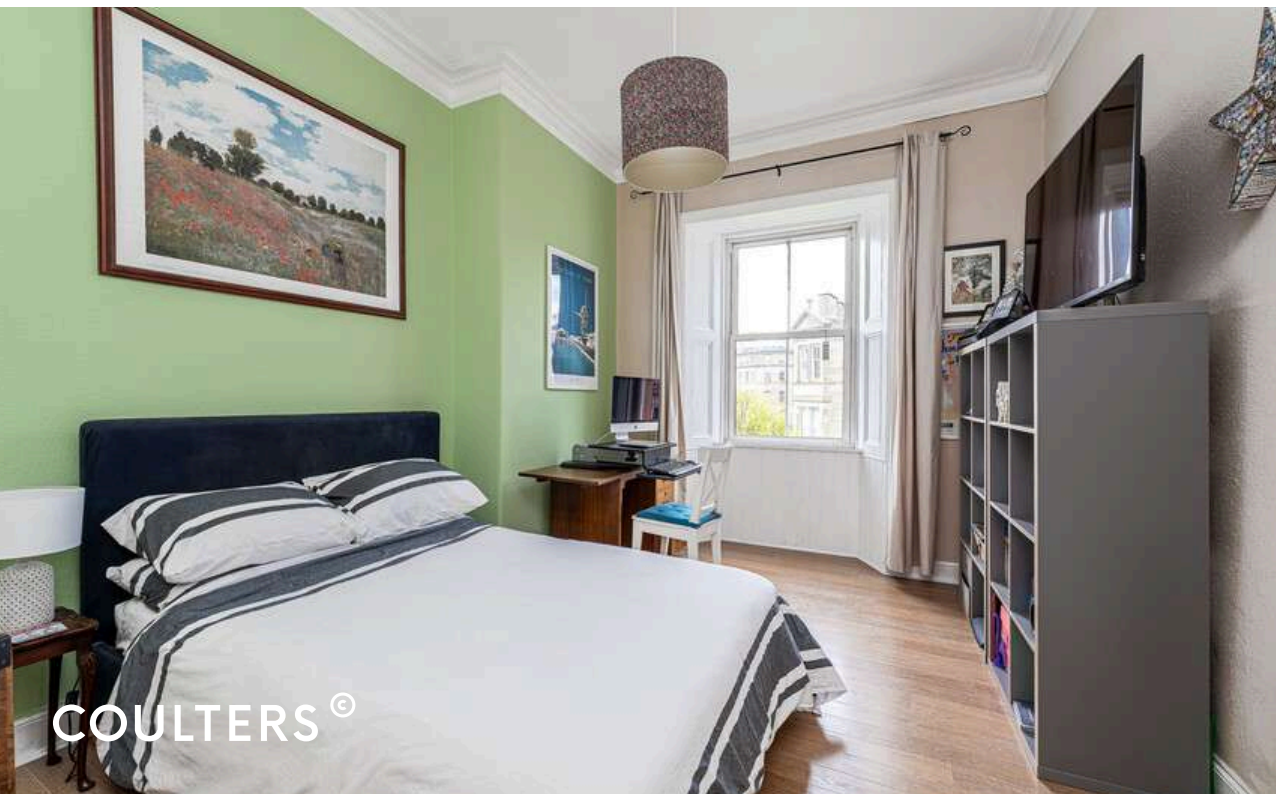
Excellent local amenities close by.



The accommodation, which offers a host of attractive period features, comprises - hall with 3 storage cupboards; an elegant sitting room with a delightful mantelpiece and cast iron insert; a spacious modern fitted kitchen/dining room; double bedroom 1 with bay window and large walk-in cupboard; double bedroom 2; and bathroom.

To the rear there is a well tended communal garden, mainly laid to lawn with an attractive mix established plants, trees & shrubs in the the borders.





THE LOCAL AREA

The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter. There is a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and neighbouring Holyrood Park are close by.

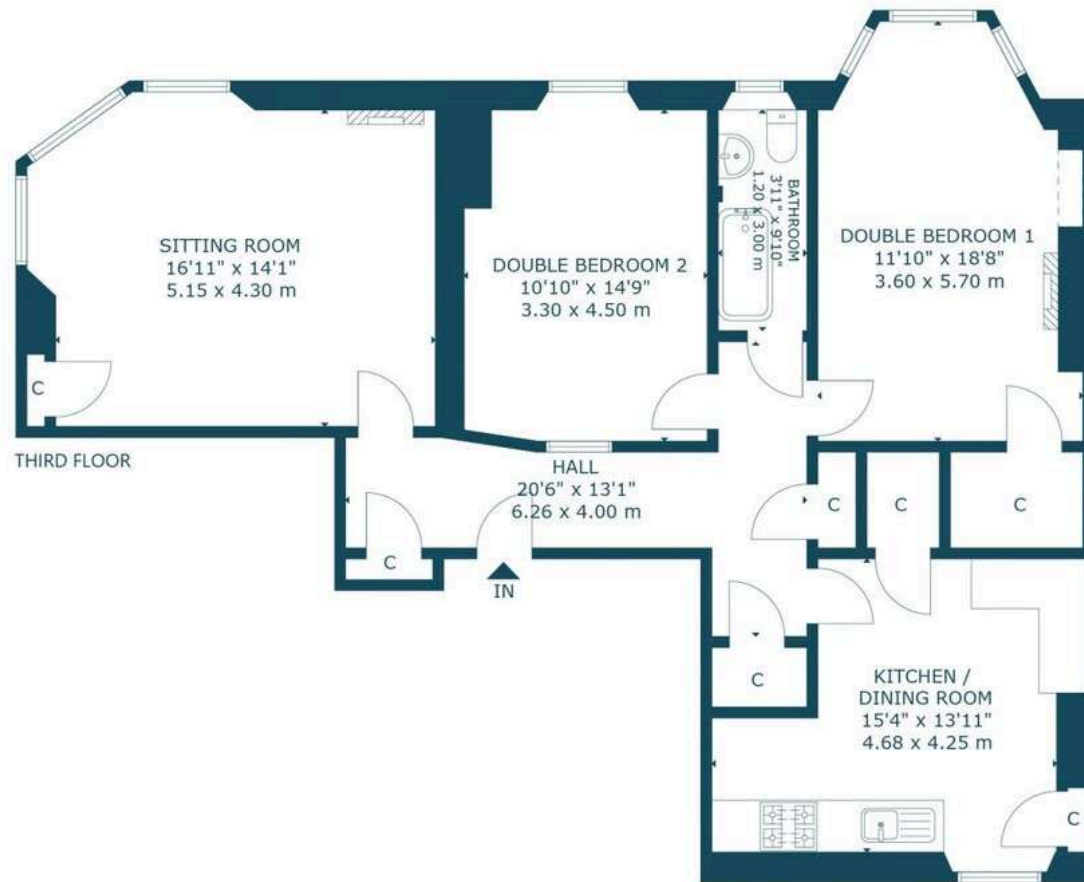
The tram line is close by, providing swift access to the west of City and the airport and a wide variety of buses run along London Road and Leith Walk. The area is well served by a huge selection of fashionable cafes, bars and restaurants including Joseph Pearce's and Herringbone.

For shopping requirements, there is the infamous Valvona & Crolla on Elm Row, a Scotmid on Easter Road and a Tesco on Leith Walk.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,123 SQ FT / 104 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.